

# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION

## FINAL REPORT



*Issued: September, 2001*

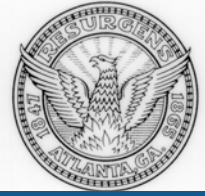
Prepared by:  
Urban Collage Inc., in association with  
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

## THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION

**CREDITS:** *Our thanks to the following people for their vision and leadership throughout the redevelopment planning process.*



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## **SECTION 0.0 PREFACE**

The Pittsburgh Community Redevelopment Plan represents the collective vision and plan for the redevelopment of the Pittsburgh Neighborhood, one of Atlanta's oldest neighborhoods. For the past 30 years, this once thriving primarily African American community has seen a great deal of property disinvestments, loss of population and a general decline in the economy of the area. The community has joined with various community and City leaders to develop a plan that redirects efforts in this area and builds on a proactive vision to ensure the longevity of this neighborhood. The consensus present in this report was achieved through a series of public workshops and community meetings with residents, businesses, property owners and institutions. This consensus is embodied in this Redevelopment Plan. As a whole, this plan seeks to provide a comprehensive vision for revitalization in tandem with a wide variety of mechanisms to enact such change with the ultimate hope of returning the Pittsburgh Neighborhood to the level of prominence it once enjoyed.

In order to adequately describe all the visions, projects and strategies proposed to revitalize the Pittsburgh Neighborhood, this Redevelopment Plan is divided into three (3) main parts as follows:

### **Part 1.0 Issues and Opportunities**

Part 1 lays out the background and framework for the plan, documents all existing conditions within the project boundaries, outlines the framework for using Urban Redevelopment Powers, and describes general goals and objectives the Pittsburgh Redevelopment Plan.

### **Part 2.0 Pittsburgh Redevelopment Plan Elements**

Part 2 builds upon the assessments and vision developed in Part 1 by providing an overall neighborhood revitalization plan (Part 2.0) and by detailing more specific projects throughout the neighborhood.

### **Part 3.0 Implementation Plan**

Part 3 describes various implementation programs and policies to be applied to the area including: implementation principles, tables, community partners, land use and zoning. Part 3.0 also provides an overall summary of all redevelopment projects, costs, timing and responsibilities.

# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

## Redevelopment Plan Overview:

Through the vision and leadership of the Pittsburgh neighborhood, the Pittsburgh Community Redevelopment Plan was generated. This process began in the fall of 2000 when the Pittsburgh Community Improvement Association (PCIA) hired a consultant team led by Urban Collage Inc. in association with Huntley and Associates, Altamira Design and Common Sense and CHJP to develop an urban redevelopment plan for the area. The team conducted a four-phase process, which included an existing conditions analysis, a community-wide workshop, the development of the redevelopment framework and a detailed implementation plan. PCIA helped convene an oversight committee consisting of neighborhood residents, business owners, City and County representatives and other major stakeholders groups. This Oversight Committee guided the consultants throughout the process and generated a forum for the neighborhood to state their desired vision for the future of the Pittsburgh Community.

The intent of the redevelopment plan is to develop a long-term community-wide vision and policy for the Pittsburgh Neighborhood. This plan, once enacted by the Atlanta City Council will serve as the blueprint for redevelopment in this community. The plan has generated 27 redevelopment projects, a proposed land use plan, civic and transportation improvements as well as a proposed rezoning plan. This effort will help protect existing neighborhood residents as well as bring investment back into this once thriving community.

## Plan Vision and Major Goals:

The development of a succinct vision for the community was the first step in the redevelopment plan process. Based on the foresight of the oversight committee and the guidance of the Planning Team, the group developed the following vision statement:

***“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.***

This vision was the overall guiding principle for the plan. As part of the detailed development of the plan, the community generated a series of issue-specific goals for the following planning elements:

- |   |                                     |
|---|-------------------------------------|
| ▪ Traffic and Transportation              | ▪ Historic Resources                |
| ▪ Social and Human Services               | ▪ Community Services and Facilities |
| ▪ Public Safety                           | ▪ Land Use                          |
| ▪ Housing                                 | ▪ Parks and Open Space              |
| ▪ Economic Development                    |                                     |
| ▪ Organizational Development/<br>Capacity |                                     |



*December 2, 2000 Community Workshop*

## REDEVELOPMENT GOALS:

### Traffic and Transportation:

Improve the public streets, right-of ways and access to public transportation to create a more pedestrian friendly community and allowing an easier flow of traffic

### Social and Human Services:

To provide a network of social services and cultural activities that are responsive to the needs of community residents

### Public Safety:

Make our community safe and livable through education, crime prevention, and improved services

### Housing:

Increase and facilitate Homeownership

### Economic Development:

To increase the number of viable commercial and retail businesses through new construction and renovation, provide community oriented services, to improve the commercial competitiveness of the area and provide new job opportunities for area residents, and Metro Atlanta residents in general

### Historic Resources:

Continue and expand a program of historic documentation in the Pittsburgh neighborhood.

### Community Services and Facilities:

Make Pittsburgh's public schools and other publicly provided facilities adequate and responsive to community needs

### Land Use:

Develop a comprehensive mixed land use plan to improve the physical and visual appearance of the Pittsburgh community, which will enhance the quality of life

### Parks and Open Space:

To create accessible open space throughout the Pittsburgh neighborhood

# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

**EXECUTIVE SUMMARY: September, 2001**

## Existing Conditions Overview:

As part of the community redevelopment plan process a comprehensive inventory and assessment of the existing neighborhood conditions was compiled. This included Demographics, Socio Economic Conditions, Tax Delinquency, Land Use, Building Conditions, Building Occupancy, Zoning, Community Facilities, Historic Resources, Open Space, Infrastructure and Transportation. The following is a summary of the existing conditions data.

### Demographics:

Pittsburgh is a primarily African American neighborhood with over 25% of the population being over the age of 50. Pittsburgh lost 15.3% of its population during the 1990s contrasted sharply with the strong population growth in Fulton County and in the Atlanta ten-county region.

### Zoning:

For the most part, zoning in the area is in keeping with the types of existing uses. Most of the single-family neighborhoods are zoned R-5 which is appropriate in terms of residential uses allowed. However, many of these lots are "non-conforming" and do not meet the minimum lot sizes as mandated by zoning (7,500 square feet for R-5).

### Land Use:

Pittsburgh has a total land area of 1,716 parcels encompassing 337 acres of net land area. Of the total land area, 31 percent (105 acres) was shown to be single-family residential. Five percent (18 acres) was shown to be duplex homes and five percent (16 acres) was shown to be multi-family. Thus, single-family homes dominate the land area of the neighborhood. Nonetheless, 17 % percent of the neighborhood was found to be vacant land.

### Building Condition and Occupancy:

According to the windshield survey analysis 54 percent (654 properties) of the neighborhood properties are in good condition; 44 percent (793 properties) appear to be in need of some minor renovation and/ or require rehabilitation; only 2 percent (25 properties) of the neighborhood appears to be in a dilapidated condition and require demolition. The majority of the neighborhood structures, (approximately 90 percent), appear to be occupied. Of the major land uses of the neighborhood, commercial buildings seem to be the category with the most vacant buildings (10 out of 35 buildings).

### Transportation Issues:

The neighborhood was originally developed as a traditional grid street pattern neighborhood. Most of the original street grid remains in good condition. However there is a lack of clear pedestrian connections to major neighborhood destinations. In general, there is a lack of street lighting and landscaping as well as crosswalks and bus shelters.

## EXISTING CONDITIONS:

### Population:

	1990	1999
<b>Total</b>	3,817	3,234
<b>% Change</b>	-15.3	

### Race:

Year	Black & Other	White
<b>1990</b>	3,781	36
<b>1999</b>	3,206	28

### Zoning:

Category	Total
<b>R-5</b>	1,580
<b>RG3</b>	2
<b>RG3-C</b>	1
<b>C-1</b>	29
<b>C2C</b>	1
<b>O-1</b>	1
<b>Light Industrial</b>	20
<b>Heavy Industrial</b>	31

### Land Use:

Land Use	& Of total Acres
<b>Commercial</b>	2%
<b>Mixed Use</b>	1%
<b>Institutional</b>	12%
<b>Industrial</b>	22%
<b>Open Space</b>	3%
<b>Residential</b>	41%
<b>Vacant</b>	17%

### Building Condition:

Building Condition	% Of Total (# of units)
<b>Good Condition</b>	54% (47%)
<b>Need Repair and or Rehabilitation</b>	44% (49%)
<b>Dilapidated</b>	2% (4%)

### Building Occupancy:

	Unoccupied	Occupied
<b>Commercial</b>	10	23
<b>Mixed Use</b>	0	1
<b>Institutional</b>	2	43
<b>Industrial</b>	0	34
<b>Single Family</b>	78	846
<b>Duplex</b>	18	114
<b>Multifamily</b>	0	21

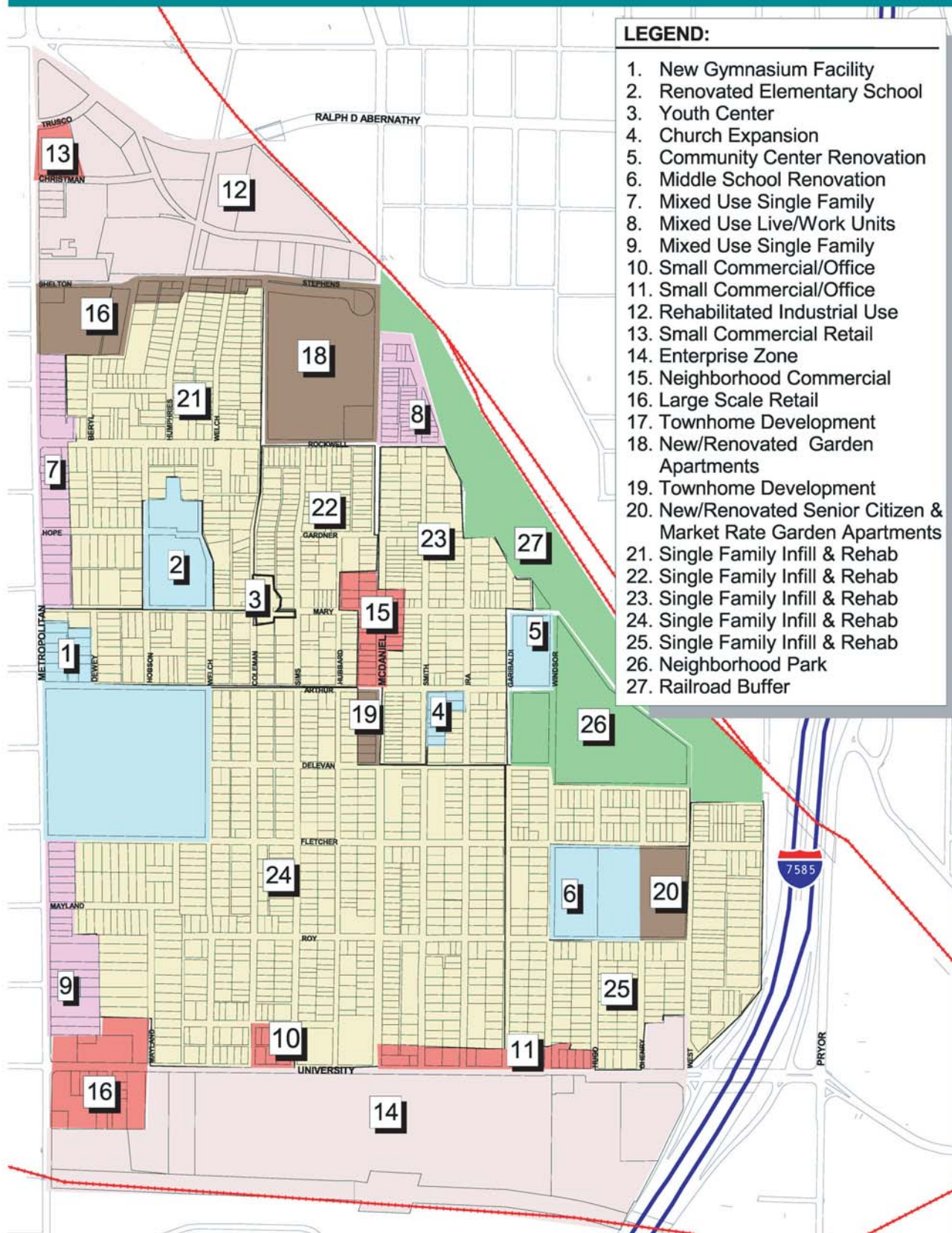


# REDEVELOPMENT PROJECTS

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## LEGEND:

1. New Gymnasium Facility
2. Renovated Elementary School
3. Youth Center
4. Church Expansion
5. Community Center Renovation
6. Middle School Renovation
7. Mixed Use Single Family
8. Mixed Use Live/Work Units
9. Mixed Use Single Family
10. Small Commercial/Office
11. Small Commercial/Office
12. Rehabilitated Industrial Use
13. Small Commercial Retail
14. Enterprise Zone
15. Neighborhood Commercial
16. Large Scale Retail
17. Townhome Development
18. New/Renovated Garden Apartments
19. Townhome Development
20. New/Renovated Senior Citizen & Market Rate Garden Apartments
21. Single Family Infill & Rehab
22. Single Family Infill & Rehab
23. Single Family Infill & Rehab
24. Single Family Infill & Rehab
25. Single Family Infill & Rehab
26. Neighborhood Park
27. Railroad Buffer



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: September, 2001



# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

**EXECUTIVE SUMMARY: September, 2001**

## Redevelopment Projects:

To address the deficiencies documented in the existing conditions analysis of the neighborhood the plan generated a series of redevelopment projects. The purpose of these projects is to provide a long-range comprehensive land use plan to guide future development while maintaining the neighborhood's vision. These projects build on the neighborhood's existing strengths and crystallize on existing opportunities. The following is a summary of the 27 proposed redevelopment projects. *Please refer to the Redevelopment Project Map for the physical location of each individual project.*

### #1. **New Multi-Purpose Facility: 22,000 Sq Feet**

The Salvation Army is in the process of developing a new multipurpose facility at the corner of Metropolitan Avenue and Arthur Street.

### #2. **Renovated Elementary School: 75,000 Sq Feet**

The Atlanta Public Schools performed a complete renovation of Gideons Elementary School in 1999.

### #3. **Youth Services: 6,607Sq, Feet**

The abandoned Rice Memorial Church property is in the process of being renovated into a youth services facility.

### #4. **Church Expansion:**

The Ariel Bowen Church is looking at opportunities for church expansion within its existing block.

### #5. **Community Center Renovation:**

The City of Atlanta Parks and Recreation Department has committed to look at the maintenance issues within this building including the need to provide an access elevator, additional classrooms and upgrade the recreational fields.

### #6. **Middle School Renovation: 83,250 Total Sq Feet**

Through a partnership with the Atlanta Development Authority Parks MS will receive a new athletic field and an additional parking area. In the future, the school will need 10 additional classrooms, an additional 10,000 SF of space.

### #7. **Mixed Use Single Family Preservation/ Town Homes: 6 Units**

Rehabilitation of the northern area of Metropolitan Avenue by preserving the single-family character but allowing some small office use and or town home development.

### #8. **Mixed-Use Live Work Units: 22 Units**

The development of a live-work town home environment with commercial on the lower level and residential above. This project would yield 26,400 SF of commercial space.

### #9. **Mixed-Use Increased Residential Density: 10 Units**

Rehabilitation of the southern portion of Metropolitan Avenue to provide a transition from the proposed large-scale commercial use at the corner of Metropolitan and University Avenues. This project will yield five new structures and five rehabilitated facilities.

## REDEVELOPMENT PROJECTS:

<b>Institutional</b>	<b>5</b>
<b>Mixed- Use</b>	<b>5</b>
<b>Industrial</b>	<b>3</b>
<b>Commercial</b>	<b>2</b>
<b>Multi-Family</b>	<b>4</b>
<b>Single Family Areas</b>	<b>6</b>
<b>Parks and Open Space</b>	<b>2</b>
<b>TOTAL</b>	<b>27</b>

## PROJECTS CURRENTLY UNDER WAY:

- Salvation Army Multi Purpose Facility
- ADA Crogman Elementary Renovation
- Enterprise Zone UPS package hub
- University Avenue Road Widening
- Rice Memorial Renovation

## REDEVELOPMENT ACTIONS:

<b>Residential</b>	<b>Total Units</b>
Demolition	(-77)
New Single Family	402
Single Family Rehabilitation	349
New Multi Family	186
<b>Total Units</b>	<b>1,014</b>

<b>Commercial</b>	<b>Totals in Sq Feet</b>
Demolition	(-251,170)
New Commercial	380,835
Renovated Commercial	372,553
<b>Total Commercial</b>	<b>753,388</b>

<b>Institutional</b>	<b>Totals in Sq Feet</b>
Demolition	(-16,000)
New Institutional	30,250
Renovated Institutional	172,000
<b>Total Institutional</b>	<b>202,250</b>



# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

## EXECUTIVE SUMMARY: *September, 2001*

### **#10-11 Mixed Use Commercial Retail: 25,100 SQ Feet**

Building on the Enterprise zone redevelopment of University Avenue the plan proposes the development of support commercial retail on the northern portion of University Avenue.

### **# 12-13. Rehabilitated Industrial Zone: 336,000 Sq Feet**

Provide job generating opportunities and rehabilitation for the light industrial properties to the north of the neighborhood.

### **#14. Enterprise Zone: 30 Acres**

United Parcel Service (UPS) has recently purchased 30 acres of the Enterprise Zone to develop a package distribution hub.

### **#15. Neighborhood Commercial: 5,000 Sq Feet**

The plan proposes to develop a neighborhood scale commercial node at the intersection of McDaniel and Mary Streets; considered by many the heart of the community.

### **#16. Large Scale Commercial: 73,083 Sq Feet**

The plan proposes that the parcels at the intersection of University and Metropolitan Avenues be developed as attractive big box retail. This project proposes the rehabilitation of 36,550 sq feet of space.

### **#17. Town Home Development: 50 Units**

Development of town-homes units to create a buffer between the light industrial uses on the northern part of Stephens and the single-family neighborhood.

### **#18. Renovated Garden Style Apartments: 350 Units**

Modernization of the Civic League apartments as well as the development of part of the property as a community park.

### **#19. Senior and Market-Rate Multi-Family: 40 Senior/ 60 Market Units**

The Atlanta Development Authority is currently working on the redevelopment of the Crogman Elementary School building as a senior's affordable housing facility. In addition, the project will include a new building housing 60 market rate units.

### **#20. Town home Development: 14 units**

Fourteen 1,100 square feet new town home units proposed to support the neighborhood commercial retail just North of this area.

### **# 21-25 Single Family Rehab and Infill Areas: 349 Rehab Units 402 New**

Based on the existing condition analysis and the desire to provide more single family opportunities in the area the plan proposes the rehabilitation of 349 existing single family residences and the construction of 408 new single family homes. In addition, the plan proposes the rezoning of the single-family areas from R5 to R4B, which requires a minimum lot size of 2,800 square feet instead of the existing 7,500 square feet.



*Gideons Elementary School*



*Crogman Elementary School*



*New Single Family home*



*Pittman Park Tennis Courts*

# CIVIC IMPROVEMENTS PLAN

N



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# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

**EXECUTIVE SUMMARY: September, 2001**

## Civic Improvement Projects:

The Civic Improvements Plan describes all the redevelopment projects associated with the public environment. This includes all parks and open space projects, community gateways and streetscape improvements. The following summary lists all of the Civic Improvement Projects.

### # 26 Pittman Park: 11 Acres

Development of new athletic facilities including (4) tennis courts, (2) softball fields, a playing field and several community gathering areas and additional parking.

### # 27 Railroad Buffer: 43 acres

Develop a partnership with Norfolk Southern to create a linear green buffer between the rail right of way and the neighborhood eastern boundary.

### Streetscapes: 8 Projects

New streetscapes are envisioned for several streets to enhance the overall appearance of the public environment and make the neighborhood more pedestrian friendly. These improvements will include various combinations of new street trees, lights, banners, sidewalks, curbs, landscaping and street furniture. In a few places it might also include enhanced pedestrian crosswalks and on-street parking.

1. Rockwell Street
2. Arthur Street
3. Fletcher Street
4. Welch Street
5. McDaniel Street
6. Garibaldi Street
7. Metropolitan Avenue
8. University Avenue

### Community Gateways:

In addition to the road improvements mentioned above the Pittsburgh neighborhood defined four community gateways that would define the main entryways into the neighborhood. These will include neighborhood markers that will welcome visitors and residents to the area with landscaped areas, lighting, and opportunities for public art. Gateways are to be located at the following intersections:

1. McDaniel and Stephens
2. McDaniel and University
3. Metropolitan and Arthur
4. Metropolitan and University

## STREETSCAPES:

### 1. Rockwell Street:

Proposed to have new sidewalks, streetlights, curb, and gutter

### 2. Arthur Street:

Proposed to have new sidewalks, curb and gutter, a landscaped strip, banners and streetlights.

### 3. Fletcher Street:

Proposed to have minor repairs such as sidewalks, pedestrian lights and a landscape strip

### 4. Welch Street:

Proposed to have additional sidewalks to serve the school, streetlights and a landscape strip.

### 5. McDaniel Street:

Proposed to have new pedestrian streetlights, trees, banners, curbs and widening of the sidewalks particularly around the neighborhood commercial node.

### 6. Garibaldi Street:

Proposed to have sidewalk repair, new streetlights and a landscape strip.

### 7. Metropolitan Avenue:

The City of Atlanta has awarded a contract for implementation of a new streetscape along Metropolitan Boulevard inclusive of wider sidewalks, pedestrian crosswalks, a landscape strip and pedestrian lights.

### 8. University Avenue:

The City of Atlanta is currently planning to widen University Avenue south of the Pittsburgh Neighborhood. The project will include a landscaped median as well as wider sidewalks.

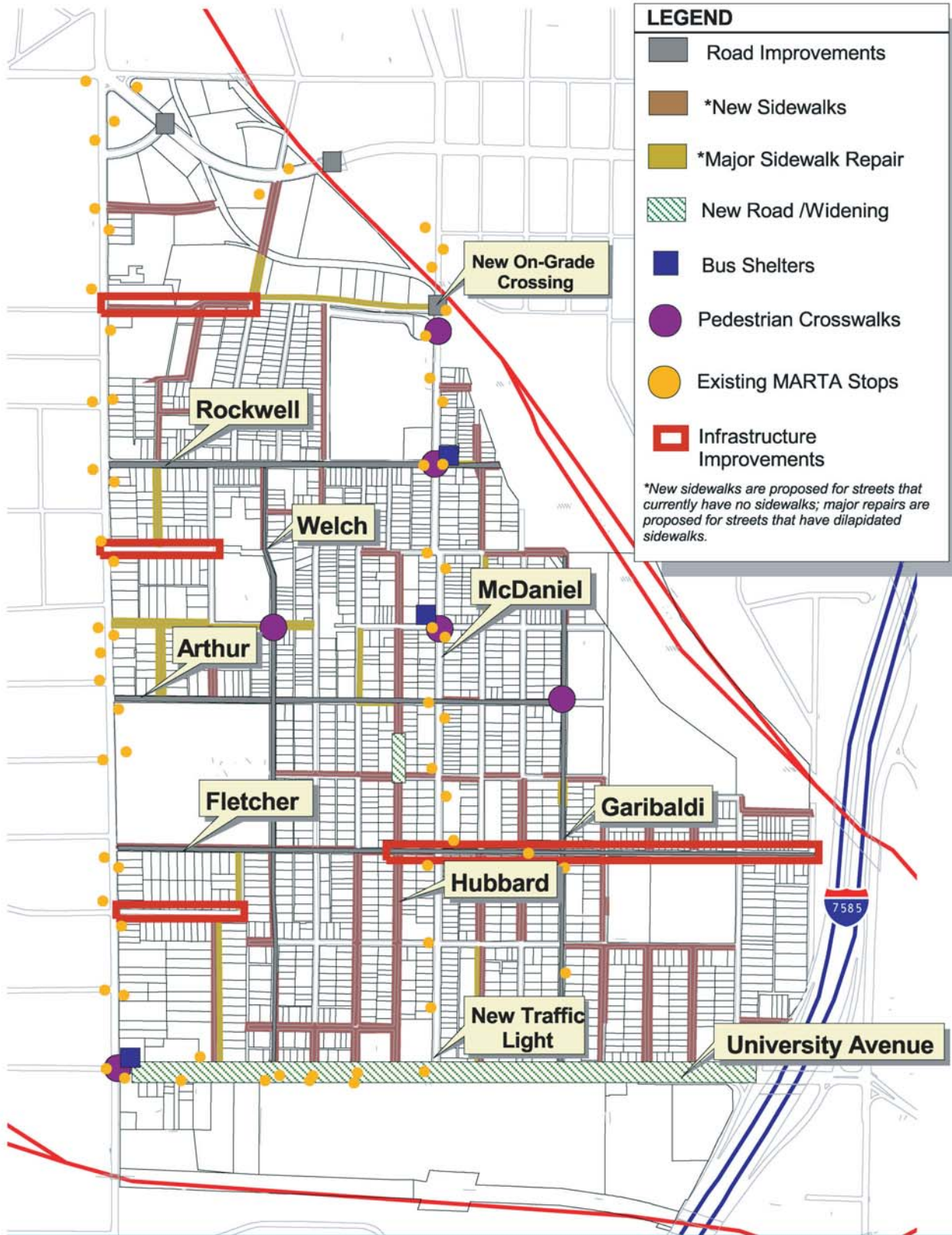
## GATEWAYS:





# TRANSPORTATION PLAN

N



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## Transportation Improvements:

Based on analysis of the current road structure of the neighborhood the following projects have been defined as part of the redevelopment plan. Please refer to the transportation improvements plan for the exact project location.

### Road Improvements: 15,400 Lineal Feet

There are three areas in the northern portion of the neighborhood in need of pothole repair. These are at the following intersections:

- Ralph David Abernathy and Bronner Brothers Way
- Ralph David Abernathy and Humphries
- McDaniel and Stephens

### New Sidewalks and or Major Repair: 29,700 Lineal Feet

As part of the existing conditions analysis the project team has highlighted the portions of several streets that are in need of basic sidewalk repair. Some of these streets are Christman; Humphries; Ira; Stephens; Bender; Beryl; Middle; Hubbard; Dunbar; Mayland; Rockwell; Delevan; Roy; Mary and among others.

### New Roads/ Widening:

Two areas in the neighborhood are in need of new roads. These are Hubbard (between Arthur and Delevan) and Mary (between Welch and Coleman.) In addition, the City of Atlanta is currently working on the widening of University Avenue to provide better access into the area.

### Bus Shelters: 3

The plan proposes the location of three bus shelters at the most populated zones in the area. These are proposed for the intersections of McDaniel and Rockwell (Mixed Use Development), McDaniel and Mary (Neighborhood Commercial) and University and Metropolitan (Big Box Retail).

### Pedestrian Crosswalks: 6

As part of the streetscape enhancement of the area the plan proposes the development of six pedestrian crosswalks. These are located to access the main civic institutions and high pedestrian activity areas such as Pittman Park, Gideons ES, Civic League Apartments, and Neighborhood Commercial Node.

### Infrastructure Improvements: 4,900 Lineal Feet

There are four major roads that have poor drainage, which causes them to flood during large storms. Major improvements are proposed for Stephens, Welch, Fletcher and Mayland. There is also a need for a traffic light at the intersection of McDaniel and University

## TRANSPORTATION IMPROVEMENTS:

### Road Improvements:

- RDA / Bronner Brothers Way
- RDA/ Humphries
- McDaniel / Stephens

### New Sidewalks and Major Repair:

- Christman
- Humphries
- Ira
- Stephens
- Bender
- Beryl
- Middle
- Hubbard
- Dunbar
- Mayland
- Rockwell
- Delevan
- Roy
- Mary

*(Among other minor ones)*

### New Roads:

- Hubbard from Arthur to Delevan

### Road Widening:

- University from I-75 To Metropolitan

### Bus Shelters:

- McDaniel and Rockwell
- McDaniel and Mary
- University and Metropolitan

### Pedestrian Crosswalks:

- McDaniel and Stephens
- McDaniel and Rockwell
- McDaniel and Mary
- Mary and Welch
- Arthur and Garibaldi
- University and Metropolitan

### Infrastructure Improvements:

- Stephens
- Welch
- Fletcher
- Mayland
- McDaniel *(New Traffic Light)*

# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

## IMPLEMENTATION OVERVIEW:

In order to fully realize the Pittsburgh Community's stated vision several underlying principles of revitalization must be followed during the urban redevelopment plan process. The implementation strategies are shaped based on a philosophy that protects and respects the community's goals, encourages sensitive use of redevelopment powers and maintains a business-like approach to public and private partnerships.

### PUBLIC-PRIVATE FUNDING MECHANISMS:

By necessity, a comprehensive system of implementation requires a purposeful approach to sharing redevelopment costs between the public and private sector in a manner that is equitable, business-like and in a way that is sustainable (i.e., not overburdening the public sector).

### Public Sector Financing & Staff Support:

The public sector will be required to be a proactive financial player throughout the implementation of this Redevelopment Plan. A strong commitment from the public sector must be sustained in the early years of implementation and will continue to be important in the areas of property acquisition, single-family housing rehabilitation and public improvements.

Some examples of programs include early housing rehab funds in low- or no-interest revolving loan programs that can be continually re-funneled across the neighborhood. In this way, the public sector will be actively supporting early rehab efforts in advance of the private market. Likewise, public sector participation in land acquisition will similarly support new private development and investment and will initially provide a mechanism for providing buyer incentives (i.e., property "write-downs").

### Private Sector Investment:

While the public sector will be expected to take a strong financial and leadership role, the private sector is expected to bear most of the cost of revitalizing the Pittsburgh community. Ultimately, without significant, market-driven private sector investment in the community, up-front public sector contributions will not be sustainable over the long run. To the extent possible, the public sector shall seek to leverage its financial and staff commitments with private investment partners. In the short term, it is likely that not-for-profit investors/developers, such as PCIA will play a key role in filling the gap in the private market. As the burden shifts to the private sector over time and as new, higher income residents enter the community (and surrounding areas), it will become increasingly important for the public sector to shift its responsibilities to protecting existing residents from over gentrification.

### Public Sector Regulatory Enhancements:

In addition to public sector funding, the public sector will be expected to provide critically needed regulatory enhancements. Chief among these are zoning modifications/variances particularly a rezoning from R5 to R4B.

*Pittsburgh Community Improvement Association/ AEZC/ City of Atlanta*

*Prepared by:*

*Urban Collage Inc., Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.*

### PUBLIC SECTOR PARTICIPANTS:

- City of Atlanta
- Atlanta Empowerment Zone
- Atlanta Development Authority
- Fulton County
- Land Bank Authority
- Atlanta Public Schools
- Weed and Seed Program
- Neighborhood Planning Unit V

### PRIVATE SECTOR PARTICIPANTS:

- Pittsburgh Community Improvement Association
- Lending Institutions
- Private Developers
- Non-Profit Developers

### REVITALIZATION TOTALS

Actions	Quantities
New Single Family	402 Units
Renovated/ Converted Single Family	349 Units
New Multi Family	186 Units
Renovated Multi-Family	350 Units
New Renovated Commercial Retail	753,388 Sq Feet
New/ Renovated Institutional	202,550 Sq Feet
Renovated Open Space	54 Acres
Infrastructure Improvements	85,900 Lineal Feet
Civic Improvements	11 Units

### PHASE I PROJECTS 1-5 YEARS

#### Redevelopment Projects:

*\* () Numbers refer to redevelopment project map*

- Youth Services (3)
- New Gymnasium Facility (1)
- Crogman ES Renovation (4)
- Single Family Infill and Rehab (25)
- Large Scale Retail (16)
- Enterprise Zone (14)

#### Civic Improvements:

- Metropolitan Avenue Streetscape
- University Avenue Streetscape
- McDaniel Street Streetscape
- Two Community Gateways

#### Transportation Projects:

- Road Improvements
- New Sidewalk and Major Repair
- New Roads/ Widening
- Bus Shelters
- Pedestrian Crosswalks
- Infrastructure Improvements



# PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

## THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



### **I** PART 1: Issues and Opportunities Report



*Issued: September, 2001*

Prepared by:  
Urban Collage Inc., in association with  
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



## PART 1

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## SECTION 1.1 OVERVIEW AND BACKGROUND

### PURPOSE OF THE PLAN AND VISION STATEMENT

The purpose of the Pittsburgh Community Redevelopment Plan is to revitalize the Pittsburgh Community into a safe and sustainable community. An Oversight Committee was developed for the Pittsburgh Redevelopment Plan to oversee and guide the planning process. This committee was carefully selected by the Pittsburgh Community Improvement Association (PCIA) and was made up of key representatives from the community including city and county officials as well as community and social service providers. Based on the foresight of the oversight committee and the guidance of the Planning Team the group developed a vision statement for the community as follows:

***“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.***

### STUDY AREA DEVELOPMENT HISTORY<sup>1</sup>

Pittsburgh is conveniently located south of Downtown Atlanta with a gross development area of over 554 acres, inclusive of railroad rights-of-way (i.e. gross land area.) This community was settled in the aftermath of the Civil War as citizens moved south away from the dirt and congestion caused by the three railroads converging on Downtown, near the site of Five Points today.

This community is one of Atlanta’s oldest neighborhoods. The railroad played a key role in the neighborhood’s early settlement, influencing both the timing and nature of growth in the area. During the late 1800’s, the Atlanta economy relied heavily on three major rail lines, which merged near what later became Five Points. The railroad affected the prosperity of downtown Atlanta and shaped much of the development in the surrounding communities.

During the years following the Civil War, residential growth occurred along major north-south arteries as residents sought relief from the dirt and congestion caused by the downtown railroads. The East Tennessee, Virginia, and Georgia Railroad completed construction of its extensive railroad shops in 1883. Pittsburgh developed as a black community west of the rail line along lower McDaniel Street and contiguous streets. According to Historian Franklin Garrett, “ because of its proximity to the smoky railroad shop atmosphere the settlement soon came to be known Pittsburgh.” Most of the early, residents worked as laborers on the railroads. The opportunities for steady employment, coupled with segregation, spurred the development of a variety of black business along McDaniel Street.

Considerable development took place in Pittsburgh during the early decades of the twentieth century. Streetcar lines along Washington Street, Pryor Street, Stewart

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<sup>1</sup> Excerpt from the “Atlanta Olympic Ring Neighborhoods Survey, Project Area Report Pittsburgh”, September 1993.

Avenues, and Georgia Avenues (now Ralph David Abernathy Boulevard) provided residents of the Southside neighborhoods with convenient access to downtown. The Atlanta Theological School (Salvation Army College) was developed on the western side of the neighborhood and is still there. Croghan School was built to serve the school-age population. The school, which was part of the Fulton County school system until 1910 and was originally called the Pittsburgh School, was named for the first black president of Clark University. In 1908 it had an enrollment of 200 students and was housed in a two-room rented building. The following year a new school was constructed, primarily with funds raised from individual donations, since the Fulton County School Board of Education only provided \$75. The present school building was constructed in 1923. Another school was built in the 1950's and was named for Charles Gideons, a long-time employee of the Atlanta school system.

Many long-time Pittsburgh residents indicate that integration and redlining played important roles in the decline of their neighborhoods. Integration caused the demise of many black businesses in the area by effectively reducing their customer bases. Redlining by financial institutions prevented homeowners from selling their homes. As blacks moved farther west in the 1940's and 1950's into transitional areas formerly occupied by whites, they vacated homes in Pittsburgh and other in-town neighborhoods. These homes quickly fell into disrepair.

Given the steady employment and segregated conditions, a variety of black business, churches and schools were soon established outside the neighborhood to meet the needs of population expansion, which continued in the 1950's. However, the trend prior to World War II for the most economically able black families was to move further west into racial transition areas. This trend accelerated after the civil rights legislation of the 1960's opened up wider choices of housing, education and jobs for African Americans. By 1990, the population of Pittsburgh stood at 3,624. This represented a 50 percent decrease from the 1970 population of 7,276.

Some of the major events that affected the urban decline of Pittsburgh after 1960, included: construction in the 1960-64 period of I-75/I-85 interstate, with the major interchange at University Avenue severing the southeast corner of Pittsburgh from the neighborhood's main body; the building of Atlanta-Fulton County Stadium, which brought street widening and heavy traffic across the neighborhood; and the Model Cities program of the late 1960's and early 1970's which brought many unfulfilled hopes and increased trends toward replacement of single-familyhousing with multi-family units.

## **STUDY AREA CONTEXT**

The neighborhood is located directly southwest of Atlanta's downtown business district. According to the boundaries set by the City of Atlanta's Neighborhood Planning Unit program the Pittsburgh Community is located within Neighborhood Planning Unit-V (NPU-V). The extents of the neighborhood are Wells Street to the North, the Norfolk Southern Railroad to the East and Pryor Road, University Avenue to the South, and Metropolitan Avenue to the West. However, the selected project boundaries define the northern boundary of the study area to be Ralph David Abernathy Road instead of Wells. The decision to change the project boundary is due to the high traffic volume occurring on RDA Boulevard and the mainly industrial character of the area north of RDA.

The Pittsburgh community is surrounded by the following neighborhoods, Adair Park to the West, Capitol View to the South, Peoplestown and Mechanicsville to the east and McDaniel Glenn to the North. Most of these neighborhoods are incorporated into what is considered NPU-V.

The area has excellent interstate access with Interstate-20 to the North and interstate 75/85 to the East. The neighborhood has suitable rail access for industrial uses with the Norfolk Rail line as the eastern boundary of the neighborhood. However, the rail line also impedes daily vehicular access into and out of the neighborhood.

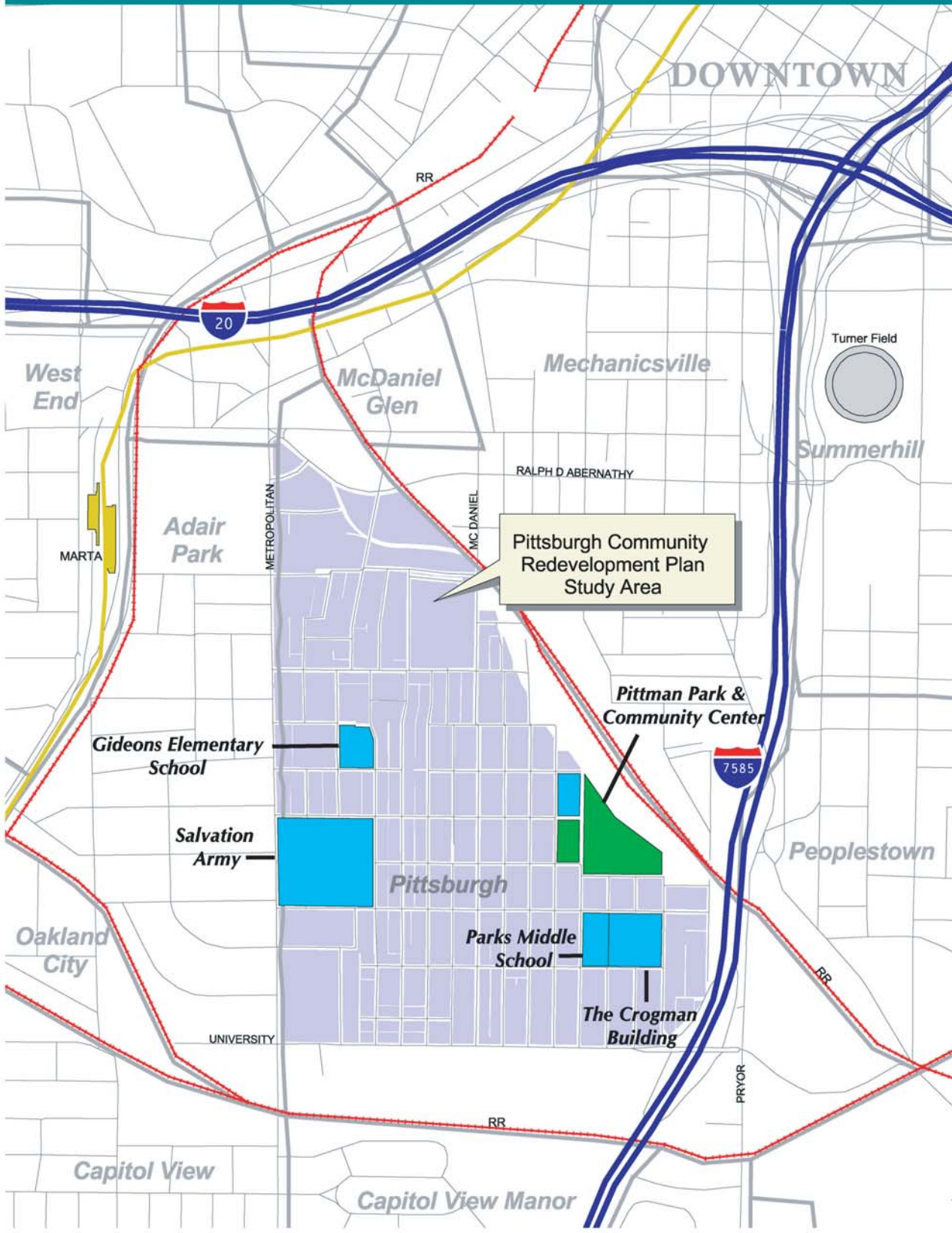
The public facilities in the Pittsburgh Neighborhood include Pittman Park approximately 10 acres of active and passive recreation including a community center, a pool, tennis courts and a baseball field. The neighborhood also encompasses two neighborhood Atlanta Public School facilities, Gideons Elementary<sup>2</sup> and Parks Middle School<sup>3</sup>. The community also enjoys the presence of the Salvation Army Training Facility located on Metropolitan Parkway.

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<sup>2</sup> Gideons Elementary was fully renovated in 1999.

<sup>3</sup> Parks Middle School is under review under the Atlanta Public Schools Build Smart Program

# CONTEXT MAP



## PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

600 0 600 1200 Feet



Printed: December 2, 2000





**NEIGHBORHOOD IMAGES (October 2000)**

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Single-Family



Duplex



New Construction Single-Family



Gideons Elementary School



Parks Middle School



Croghan Elementary School



Neighborhood Church



Neighborhood Church



Pittman Park



Pittman Park Tennis Courts



Memorial Park



## **RECENT PLANNING EFFORTS AND DEVELOPMENT PROJECTS**

### **Stuart Avenue Redevelopment Plan<sup>4</sup>**

The Stewart Avenue<sup>5</sup> Redevelopment Plan was developed in October of 1996 to improve the character of Stewart Avenue and encourage development along the corridor. Stewart Avenue now known as Metropolitan Avenue is the west boundary of the Pittsburgh neighborhood. The redevelopment plan produced seven major projects for the area as follows:

1. Creation of corridor gateway at the intersection of Stewart Avenue and the existing railroad for neighborhood retail services.
2. Maintain and revert to residential uses along the corridor. Discourage fast food establishments in the area.
3. Improve sidewalk condition and local infrastructure
4. Develop pedestrian access to Millican Park from Stewart Avenue.
5. Create an open space linkage to Stewart Avenue through the newly acquired Atlanta Metro College land at the Southern boundary of the corridor
6. Maintain community oriented business and redevelop the bus depot as an extension of the neighborhood to the North.
7. Support Metro College's interest in purchasing Funtown to develop as a community center.

### **Magnetic Levitation Railroad**

The Atlanta to Chattanooga Maglev Deployment Study is one of seven being conducted in areas around the country to determine which location would best showcase magnetic levitation railroad technology. The initial project segment in the Atlanta to Chattanooga Maglev Deployment Study will operate between Hartsfield Airport and Town Center in Cobb County with stops at Vine City and Galleria stations. One of the proposed alignments for this project makes use of the CSX Rail line on the eastern side of the Pittsburgh Neighborhood.

### **Salvation Army**

The Salvation Army College located on Metropolitan Parkway has been a community partner since it located this training facility. The College plans to develop a core community center in the area to offer additional community and social services. It is their intent to provide in this new facility a worship center, a gymnasium some classrooms and offices as well as a computer training facility. As part of this project, they hope to collaborate with the Department of Parks and open Space to incorporate areas of active green space in the community. The Salvation Army would also like to

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<sup>4</sup> The Stewart Avenue Redevelopment Plan was developed by Pickering Firm, Inc. in association with Copper Ross, sv, LAM Design, Inc. and B&E Jackson and Associates, Inc.

<sup>5</sup> Stewart Avenue was renamed Metropolitan Avenue after the redevelopment plan was completed.

become a partner with the community to build additional single-family housing in vacant parcels near their campus.

### **Atlanta Public Schools**

The Pittsburgh community encompasses one elementary school, one middle school and a vacant school property. Through the efforts of the public school system and the Atlanta Public Schools Comprehensive Facilities Master Plan, the Build Smart initiative, Gideons Elementary received a full renovation. Build Smart determined that Parks Middle School is in need of additional land for athletic and parking areas and thus is under study together with the Croghan facility to determine the best community use for these contiguous properties.

### **Trucking Facility**

A new trucking facility is being developed on the former site of the Brown Trucking Lines at the intersection of Interstate 85 and University Avenue. It was reported on the Atlanta-Journal Constitution that this will be a relocation site for the United Parcel Service Gwinnett distribution center.

### **Redevelopment of Industrial Areas North of Stephens Street**

The City of Atlanta Planning Bureau has received a letter of interest to redevelop a portion of the underutilized industrial parcels North of Stephens Street as a mixed income multi-family development. Some preliminary meetings have taken place but no formal site plan or scope has been submitted to the Planning Bureau.

### **Neighborhood Development Plan for the Pittsburgh Neighborhood<sup>6</sup>**

In 1994 the Pittsburgh Partnership a community development corporation developed a neighborhood plan for the Pittsburgh Community with the assistance of the Community Design Center of Atlanta, Inc. This report encompassed a physical analysis of the existing conditions of the neighborhood including the neighborhood's socio economic characteristics, land use patterns and recommendations for future actions. The following is a summary of the report's recommendations:

1. Increase current levels of administrative support for the Pittsburgh Partnership
2. That Pittsburgh pursue neighborhood development goals through the promotion of community development programs.
3. That the Pittsburgh Partnership strengthen and work with the Pittsburgh Organizing Committee coalition to address housing needs as well as substance abuse, public safety, city services, school and education issues which include human services needs, job counseling, senior services after school care and day care facilities.

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<sup>6</sup> This information is based on the May 1994 "Neighborhood Development Plan for the Pittsburgh Neighborhood" provided by The Community Design Center of Atlanta, Inc.

4. That the community obtain increased allocations of City CBDG funding for housing and human services.
5. That the Pittsburgh Partnership lobby for lines of credit and consistent financial support from thrift institutions, private lenders, and from private and nonprofit developers.
6. That the Pittsburgh Partnership facilitate the acquisition of titles from the Fulton-Atlanta Land Bank .
7. That funding sources led by Bank South and including South Trust Bank, the Atlanta Mortgage Consortium, the AMOCO Foundation, the Atlanta Neighborhood Development Partnership and City CDBG assure consistent mortgage financing in Pittsburgh.
8. To promote and establish with the City of Atlanta, a Housing Enterprise Zone in the Northern section (tract 57) of Pittsburgh. To promote a similar zone in the Southern section (tract 63) of the neighborhood in support of Croghan school rehabilitation.
9. To maintain current levels of housing rehabilitation at ten – twelve units annually.

## **CURRENT DEVELOPMENT PROJECTS AND PROPOSALS**

Based on the City of Atlanta 2001 Comprehensive Development Plan (CDP) the following development projects are listed for NPU-V as a whole. This list includes expected funding sources and the responsible parties associated with the projects. Preparing the CDP is an annual cyclical process running each year from late October to mid-August.

### **Social Programs**

- Projects for women Business development and technical assistance classes beginning in 2001 for prospective female entrepreneurs in Mechanicsville, Summerhill, Peoplestown, Pittsburgh, Adair Park and Capitol Homes Neighborhood.

### **Transportation Improvements**

- Improvements to McDaniel St. at South Railroad to be finished by 2016 with an approximate funding source of \$250,000 from the Annual bond fund/ DIF
- The intersection of Mc Donough/ University/ Ridge/ Hank Aaron Dr. with an expected completion year of 2006 partial funding is expected form the Annual bond fund/ Development Impact fees
- Improvements to the Mechanicsville Truck Route with an expected finish date of 2006 with partial funding expected from GDOT
- Improvements to unpaved streets expected funding from the General Fund
- Bike trails on Browns Mill Road –Marietta Street to Southside Park expected finish date of 2006 expected funding source from General Fund/ Federal
- Bike trails for Fulton Street and Glenwood Avenue from RDA Blvd to Oakview Road to be completed by 2016 with expected funding from the General Fund/ Federal
- Bike trails for Lee/ Whitehall Street- Memorial Drive to City Limits by 2006 with partial funding sources from the General Fund/ Federal
- Bike trails for Northside Drive to Simpson to RDA Boulevard by 2006 with partial funding from the General Fund/ Federal
- Bike Trails for Ralph David Abernathy Boulevard/ Georgia avenue from Cascade to Grant Park
- Sidewalk improvements to Atlanta Avenue from Pulliam St. to Hill St. 2016 DPW expected funding sources: General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal

- Sidewalk Improvements for Capitol Avenue, SE from Meldon Avenue to Garland St expected funding sources: DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements to Fulton Street, SW from McDaniel to Whitehall Terrace by 2016 with expected funding sources from DWP General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements to Greenwich Street from Ralph David Abernathy Blvd. To I-20 expected by 2016 funding sources: General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Haygood Avenue from Crew St. to St. Martin expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Hill Street from Ormond Street to CSX Railroad by 2006 expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk Improvements for Holderness St. from RDA Blvd. To I-20 by 2016 expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Milton Street from Capitol Avenue (south) to CSX Railroad expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Greenway trail West End Trail to be developed by 2006 with expected funding sources from the Private Sector, Impact fees, General Fund, Federal – DPW DPDNC, Dept. Parks and Rec this includes NPU-K and T

### **Environmental Facilities**

- Intrenchment Creek Drainage Basin Improvements expected by 2015 with partial funding from the Bond fund/ Stormwater Utility DPW
- South River Drainage Improvements expected by 2005 with partial funding from the bond Fund DPW

### **Park Improvements**

- General park improvements to Pittman Park expected by 2016 through Adopt a Park DPRCA
- It is recommended as part of the Atlanta Public School's Build Smart effort that Parks MS converted into a non-traditional middle school facility.



### **Urban Design Improvements**

- Urban design improvements to Georgia Avenue from Hill Street to Cherokee Avenue with partial funding from Zoo Atlanta project managed by DPW / DPDNC
- Improvements to Metropolitan Parkway expected by 2015 partial funding from Federal / State and Private DPW / DPDNC
- Upgrade Metropolitan Parkway Railroad Overpass Gateway 2000 expected funding from Impact Fees, Federal State, Private

### ***City of Atlanta Land Use Policies for Neighborhood Planning Units***

In addition to citywide land Use policies, individual land use policies have been established for each of the 24 Neighborhood planning Units. NPU-V's policies are listed as follows:

- V-1 Preserve and promote the low-density residential character of the Adair Park, Pittsburgh, Mechanicsville (south of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peoplestown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU-V
- V-2 Encourage mixed-use and neighborhood commercial development activities in the Georgia Avenue, Ralph David Abernathy Boulevard, Atlanta Avenue and McDaniel Street (as were proposed in the respective redevelopment plans) areas in order to reestablish the historical small-town ambiance of these areas.
- V-3 Retain industrial uses that are compatible with their surrounding development patterns. Provide landscape or architectural buffers in order to minimize their impacts on residential areas.
- V-4 Promote and expand low density mixed-use (commercial, residential and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation corridors.
- V-5 Promote mixed-use and commercial development on Capitol Avenue in order to create a vital connection to the Downtown Area.
- V-6 Encourage the environmental rehabilitation and reuse or redevelopment of the Candler Warehouse. Promote Light industrial loft housing and or office usage of the property.
- V-7 Maintain the land-use boundaries that were identified in the redevelopment plan for NPU-V in order to minimize the adverse effects of special events parking on the neighborhoods
- V-8 Promote increase MARTA access to Turner Field in order to reduce the continued need for parking in NPU-V neighborhoods and to enhance the further development of the community.

## **SECTION 1.2 INVENTORY OF EXISTING CONDITIONS**

As part of the community redevelopment plan process a comprehensive inventory and assessment of the existing neighborhood conditions was compiled including Demographics, Socio Economic Conditions, Tax Delinquency, Land Use, Building Conditions, Building Occupancy, Zoning, Community Facilities, Historic Resources, Open Space, Infrastructure and Transportation. This information was entered into a database for GIS analysis as seen in the following maps and tables.

### **DEMOGRAPHICS**

Note that most of the discussion of Pittsburgh's socioeconomic data is comparative in nature. This section includes data from the 1990 Census, post-1990 data on population, housing, and employment from the Atlanta Regional Commission (ARC), and other data from the City of Atlanta's Bureau of Planning.<sup>1</sup> Contrasts are made between the census tract data pertaining to Pittsburgh, and Fulton County, the City of Atlanta, and the ten-county ARC area.<sup>2</sup>

The Pittsburgh neighborhood is contained in two Census tracts: Tract #57 and Tract #63.<sup>3</sup> Together, the two tracts cover an area slightly larger than the traditionally defined area known as Pittsburgh.<sup>4</sup> Pittsburgh also is included in Neighborhood Planning Unit-V, which comprises four other historic urban neighborhoods—Mechanicsville, Summerhill, and Peoplestown, Adair Park—and McDaniel-Glenn public housing.

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<sup>1</sup> The data on population counts by race for 1990 from the Atlanta Regional Commission have been adjusted to account for the undercount of minorities in the Census. Other data taken from the Bureau of the Census (not ARC-derived data) does not contain an adjustment for the Census undercount. This will explain some differences in certain counts in the tables that follow.

<sup>2</sup> All ARC data provides for contrasts between the census tracts of interest and the ARC Region, which is composed of the following counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, and 64 municipalities, including the City of Atlanta. For other data taken from the 1990 Census of Population and Housing, contrasts are made with the Atlanta Metropolitan Statistical Area (MSA), which is composed of a substantially larger area comprised of 20 counties.

<sup>3</sup> Census Tracts 57 and 63 are two contiguous tracts covering the Pittsburgh neighborhood. Tract 57 is bounded on the west by Metropolitan Avenue, on the North and Northeast by Interstate 20 and a railroad right of way (headed Northwest-Southeast), and on the East by the same railroad right of way extending as far South as Gardner Street, adjacent to Pittman Park. The Southern boundary of Tract 57 is formed by Hope Street and Gardner Street. Tract 63 is bounded on the West by Metropolitan Avenue, on the North by Hope Street and Gardner Street, and on the South by another railroad right of way (headed East-West) located just south of University Avenue. The Eastern boundary of Tract 63 is the railroad right of way that also forms the Eastern boundary of Tract 57. The eastern boundary of Tract 63 and its southern boundary converge to a point on the east side of the Downtown Connector where University Avenue and Ridge Avenue intersect at Capitol Avenue. At that point the two rail rights of way also intersect.

<sup>4</sup> For the purposes of this socioeconomic profile, the difference between the two areas does not create a significant problem, since much of the additional area within the tracts is nonresidential. In any case, the most important information is contained in the percentages and trends discussed rather than the absolute numbers.

## Population

The 1999 population in Census Tracts 57 and 63 amounted to 3,234 (See Table 1). This total is 15.3 percent lower than the 1990 Census population enumerated in the two tracts. Pittsburgh's loss of population during the 1990s contrasted sharply with the strong population growth in Fulton County and in the Atlanta ten-county ARC region. In Fulton County, population grew by over 17 percent, while in the ARC region, population growth topped 25 percent. The City of Atlanta showed a small increase of three percent during the decade, reversing a persistent period of declining population during the 1980s.

The population growth experience in the Atlanta region, the City of Atlanta, and Fulton County reflects somewhat different rates of growth for the different racial groups in the region. Population growth was quite uneven throughout the region. The City's slow growth was fueled mainly by increases in the White population; growth of the African American and Other populations was just about zero in the City during the 1990s. Fulton County's growth was powered by increases in population in all racial categories, with the largest portion due to White population growth outside the Atlanta city limits. Taken together, all this has resulted in a decline in the percentage of population in the County, the City, and in the ARC region, that is African American or Other Races.

**Table 1**  
**Total Population by Race for Selected Regions**  
**April 1, 1990 and 1999**

	Total Population		% Chg.	White Population		% Chg.	Black and Other Population		% Chg.	% Black and Other Population	
	1999	1990		1999	1990		1999	1990		1999	1990
Pittsburgh	3,234	3,817	-15.3	28	36	-22.2	3,206	3,781	-15.2	99.1	99.1
Tract 57.00	1,306	1,547	-15.6	17	23	-26.1	1,289	1,524	-15.4	98.7	98.5
Tract 63.00	1,928	2,270	-15.1	11	13	-15.4	1,917	2,257	-15.1	99.4	99.4
Fulton County	786,100	670,800	17.2	407,179	314,065	29.6	378,921	356,735	6.2	48.2	53.2
City of Atlanta	427,500	415,200	3.0	137,523	126,124	9.0	289,977	289,076	0.3	67.8	69.6
Atlanta Region	3,204,900	2,557,800	25.3	2,293,080	1,773,404	29.3	911,820	784,396	16.2	28.5	30.7

Source: Atlanta Regional Commission/ CHJP and Associates

In strong contrast to all of the above is the population growth history in Pittsburgh. The neighborhood's decline in population was present in all racial groups residing in Pittsburgh. Nevertheless, the two Census tracts remained almost totally African American in population at the end of the 1990s.

Table 2 shows additional data on population changes in Pittsburgh since 1980. It is clear that the number of residents has been declining throughout the period 1980 through 2000. Table 2 also projects a further population decline of seven percent between 2000 and 2005.

<b>Table 2 Pittsburgh Population Statistics</b>	
2005 projection	2,688
2000 estimate	2,891
1990 Census	3,536
1980 Census	4,284
% change 80-90	-17.45%
% change 90-00	-15.13%
Source: National Decision Systems (Prepared for Georgia Power)/ CHJP	

### **Population Density**

The loss of population in Pittsburgh decreased the neighborhood's population density between 1990 and 1999. Both Census tracts showed a definite decline in persons per acre (See Table 3). The region as a whole, and its major components, showed an increase in persons per acre, as we would expect with the population growth shown in Table 1.

<b>Table 3 Land Area and Population Density for Selected Regions April 1, 1990 and 1999</b>			
	Land	Density	
	Area	(Persons per acre)	
	(Acres)	1999	1990
Pittsburgh	525	6.16	7.27
Tract 57.00	163	8.01	9.49
Tract 63.00	362	5.33	6.27
Fulton County	338,364	2.32	1.98
City of Atlanta	84,341	N/A	4.92
Atlanta Region	1,911,396	1.68	1.34
Source: Atlanta Regional Commission			

Table 4 shows the distribution of population by age, for the Pittsburgh neighborhood and the rest of the Atlanta area. There are three rather important observations that can be made about Pittsburgh compared to the rest of the Atlanta area. First, the population in the prime working years (25 to 54 years of age) accounted for a smaller share of the total number of persons in Pittsburgh than they did for the broader region. For instance, between 40 percent and 41 percent of persons in Tracts 57 and 63 were 25 to 54 years of age, according to the 1990 Census. Nevertheless, in the City as a whole, over 44 percent were in that age group. In Fulton County, the



percentage was 47 percent. For metro Atlanta, over 48 percent were in that group.

<b>Table 4</b> <b>Age Distribution of the Population</b> <b>for Selected Regions</b> <b>1989</b>									
		0 to 5	6 to 14	15 to 24	25 to 54	55 to 64	65 to 74	75 & Over	Total
Pittsburgh	%	9.0	11.7	12.7	40.6	9.9	9.1	7.1	100.0
Tract 57	%	11.3	12.4	13.5	41.5	7.9	8.3	5.1	100.0
Tract 63	%	7.5	11.2	12.3	40.0	11.1	9.6	8.3	100.0
Fulton County	%	8.8	11.6	15.6	47.0	7.0	5.6	4.3	100.0
City of Atlanta	%	9.0	11.4	16.7	44.4	7.2	6.0	5.3	100.0
Atlanta, GA MSA	%	9.2	12.6	14.8	48.6	6.8	4.8	3.1	100.0
Source: Bureau of the Census									

Second, persons in the two oldest age groups (65 to 74, and 75 & over) make up a larger fraction of total population in Pittsburgh than is the case in the broader community. In Tract 57, 13.4 percent of residents were at least 65 years of age in 1989, and 17.9 percent were that old in Tract 63. The corresponding percentages in greater Atlanta were as follows: City—11.3 percent; County—9.9 percent; and metro Atlanta—7.9 percent.

Third, young people aged 15 to 24 years of age were somewhat less likely to reside in Pittsburgh, compared to their counterparts elsewhere in greater Atlanta.

Table 5 shows current estimates of the age distribution of Pittsburgh. The 2000 estimates also show the same general features discussed in Table 4.

<b>Table 5</b> <b>Pittsburgh Population by Age 2000 Estimates</b>		
Total Population		2,891
under 5 years		9.31%
5 to 9		9.23%
10 to 14		8.71%
15 to 17		4.46%
18 to 20		4.32%
21 to 24		4.83%
25 to 29		6.27%
30 to 34		5.99%
35 to 39		6.99%
40 to 49		14.36%
50 to 59		8.70%
60 to 64		3.32%
65 to 69		3.18%
70 to 74		3.25%
75 +		7.05%
Source: National Decision Systems (Prepared for Georgia Power)		

## SOCIOECONOMIC CONDITIONS

### Employment Status

Census data from 1990 shows a picture of problematic ties to the labor market for residents of the Pittsburgh neighborhood. Tables 6 and 7 present the employment status of men and women in Pittsburgh. For both sexes in Pittsburgh, employment rates are substantially lower than for their counterparts in the rest of the Atlanta region. While 76.6 percent of men (and 61.9 percent of women) in metro Atlanta were working during the 1990 Census, no more than 55.4 percent of men (and 39 percent of women) in Pittsburgh were so engaged. A similar but smaller gap exists between Pittsburgh and Fulton County and the City of Atlanta, respectively.

<b>Table 6</b> <b>Sex (Males) by Employment Status</b> <b>April 1, 1990</b>					
	Armed Forces	Employed	Unemployed	Not in Labor Force	Total
Pittsburgh	6	628	129	528	1,291
	0.5	48.6	10.0	40.9	100.0
Tract 57.00	0	289	34	199	522
	0.0	55.4	6.5	38.1	100.0
Tract 63.00	6	339	95	329	769
	0.8	44.1	12.4	42.8	100.0
Fulton County	956	166,991	11,802	58,637	238,386
	0.4	70.1	5.0	24.6	100.0
City of Atlanta	662	90,793	9,042	44,296	144,793
	0.5	62.7	6.2	30.6	100.0
Atlanta MSA	5,444	798,479	40,438	197,628	1,041,989
	0.5	76.6	3.9	19.0	100.0
Source: Bureau of the Census					

<b>Table 7 Females</b>					
	Armed Forces	Employed	Unemployed	Not in Labor Force	Total
Pittsburgh	0	553	79	896	1,528
	0.0	36.2	5.2	58.6	100.0
Tract 57.00	0	169	38	337	544
	0.0	31.1	7.0	61.9	100.0
Tract 63.00	0	384	41	559	984
	0.0	39.0	4.2	56.8	100.0
Fulton County	232	153,158	11,817	105,001	270,208
	0.1	56.7	4.4	38.9	100.0
City of Atlanta	150	84,333	8,626	70,903	164,012
	0.1	51.4	5.3	43.2	100.0
Atlanta MSA	870	702,613	40,656	390,935	1,135,074
	0.1	61.9	3.6	34.4	100.0
Source: Bureau of the Census					

The differences in employment status are explained as much by withdrawal from the labor force, as by actual unemployment of Pittsburgh residents. For male Pittsburgh residents that participated in the labor market, for example, ten percent of them were unemployed at the time of the 1990 Census. This compares with unemployment rates of five percent and 6.2 percent in Fulton County and the City, respectively. Yet the differences in non-participation are even more striking. In both tracts, almost 41 percent of working aged men were neither working nor actively seeking work, compared to 24.6 percent and 30.6 percent in the County and in the City, respectively. The contrasts between working aged women in Pittsburgh and the rest of the region yield generally the same conclusions.

According to Table 8, there were 1,437 households in Pittsburgh in 1990. Married couple households accounted for less than one in five households in this neighborhood. Households composed of single males or females together amounted to about three of every eight households (37.4 percent). Other households headed by females amounted to almost 30 percent of the total in Pittsburgh.

<b>Table 8</b> <b>1990 Households by Type</b>	
Total Households	1,437
Single Male	15.48%
Single Female	21.92%
Married Couple	18.81%
Other Family-Male Head	8.08%
Other Family-Female Head	29.37%
Nonfamily-Male Head	3.79%
Nonfamily-Female Head	2.55%
Source: National Decision Systems (Prepared for Georgia Power)	

Table 9 presents data on households with children in the Pittsburgh neighborhood. Married couple families account for about 26 percent of households with children in Pittsburgh. Female-headed households accounted for more than six of every ten households with children in this neighborhood. Female-headed households are more likely to be in poverty than other household types.

<b>Table 9</b> <b>1990 Households With Children by Family Status</b>	
Households with Children	452
Married Couple Family	25.95%
Male Head	10.54%
Female Head	62.19%
Nonfamily	1.32%
Source: National Decision Systems (Prepared for Georgia Power)	

## Households by Income

Table 10 shows the estimated 2000 income distribution for households in Pittsburgh. More than two out of three households have incomes less than \$25,000. Median household income for Pittsburgh is estimated at \$16,107. In other words, half of all Pittsburgh households received less than this figure; half received more.

<b>Table 10 Households by Income (2000 Estimates)</b>	
Total Households	1,177
Under \$5,000	16.72%
\$5,000 to \$15,000	30.99%
\$15k to \$24,999	20.67%
\$25k to \$34,999	10.19%
\$35k to \$49,999	7.43%
\$50k to \$74,999	10.05%
\$75k to \$99,999	2.44%
\$100k to \$149,999	0.67%
\$150k or more	0.85%
2000 est. avg. HH income	\$26,874
2000 est. median HH income	\$16,107
2000 est. per capita income	\$10,939
Source: National Decision Systems (Prepared for Georgia Power)	

<b>Table 11 Median Household Income for Selected Regions 1989</b>	
	Median
Pittsburgh	
57.00	10,272
63.00	9,956
Fulton County	29,978
City of Atlanta	22,275
Atlanta MSA	36,051
Source: Bureau of the Census	

There are big differences between household incomes in Pittsburgh and the rest of the Atlanta area, as suggested by Table 11. The median household in the Atlanta metropolitan area had an income of over \$36,000 in 1989, according to the 1990 Census.

The corresponding figure for Fulton County households was almost \$30,000, while the median household in the City had income of \$22,275. In Pittsburgh, the median household income ranged between \$10,272 (Tract 57) and \$9,956 (Tract 63). These figures are less than one-third the metropolitan-wide figure, and less than half the figure for the City of Atlanta.

## Housing Units

Table 12 presents counts of housing units for the respective geographical areas—starting with the Pittsburgh neighborhood census tracts, and comparisons with counts for Fulton County, the City of Atlanta, and the Atlanta Region. This table tracks very closely the population growth experience in Tables 1 and 2. While the number of units in Pittsburgh has declined, housing counts have increased significantly in the other areas.

<b>Table 12</b>				
<b>Housing Units for Selected Regions April 1, 1990 and 1999</b>				
	Total Housing		Change in Housing	
	Units		Units, 1990-1999	
	1999	1990	Total	Percent
Pittsburgh	1,497	1,770	-273	-15.4
Tract 57.00	519	618	-99	-16.0
Tract 63.00	978	1,152	-174	-15.1
Fulton County	348,916	297,503	51,413	17.3
City of Atlanta	188,058	182,754	5,304	2.9
Atlanta Region	1,324,511	1,052,430	272,081	25.9
Source: Atlanta Regional Commission				

### Occupancy Status of Housing Units

Occupancy status is presented in Table 13. For the County, the City of Atlanta, and the Region, occupancy rates averaged between 89 percent and 90 percent in 1999, increasing somewhat in the County and in the City, since 1990. Occupancy rates also increased slightly in Pittsburgh, but from a somewhat lower level. This implies that vacant housing units are more prevalent in the Pittsburgh neighborhood, relative to the broader geographical regions.

<b>Table 13 Occupancy Status of Housing Units for Selected Regions April 1, 1990 and 1999</b>						
	Total Housing Units		Occupied Units		% Occupied	
	1999	1990	1999	1990	1999	1990
Pittsburgh	1,497	1,770	1,264	1,450	84.4	81.9
Tract 57.00	519	618	450	516	86.7	83.5
Tract 63.00	978	1,152	814	934	83.2	81.1
Fulton County	348,916	297,503	310,633	257,140	89.0	86.4
City of Atlanta	188,058	182,754	167,957	155,752	89.3	85.2
Atlanta Region	1,324,511	1,052,430	1,197,740	944,601	90.4	89.8
Source: Atlanta Regional Commission						

Table 13 seems to show a paradox, in that occupancy rates increased throughout the 1990s (vacancy rates decreased), while the total number of housing units declined during the same period. What actually occurred during the 1990s was a substantial decline in the housing stock, while at the same time vacancy rates for the housing stock that remained were also declining.

### Housing Tenure

The extent of owner occupancy in the Atlanta housing market is varies a lot across the region (See Table 14). For the Atlanta metropolitan area, 62.3 percent of occupied housing units were owner occupied in 1990. That percentage dropped to 49.5 percent in Fulton County and to 43.1 percent in the City of Atlanta. Owner occupancy in the Pittsburgh neighborhood was very different, depending on the Census tract. In Census Tract 57, owner occupants lived in 26.2 percent of the occupied units. In Census Tract 63, in contrast, the owner occupant share is 41.3



percent. For Pittsburgh as a whole, owner occupants accounted for almost 36 percent of occupied units.

<b>Table 14</b> <b>Housing Tenure for Selected Regions</b> <b>April 1, 1990</b>			
	Total Occupied Units	Owner Occupied	Renter Occupied
Pittsburgh	1,450	521	929
	100.0%	35.9%	64.1%
Tract 57.00	516	135	381
	100.0%	26.2%	73.8%
Tract 63.00	934	386	548
	100.0%	41.3%	58.7%
Fulton County	257,140	127,285	129,855
	100.0%	49.5%	50.5%
City of Atlanta	155,752	67,126	88,626
	100.0%	43.1%	56.9%
Atlanta MSA	1,056,427	658,389	398,038
	100.0%	62.3%	37.7%
Source: Bureau of the Census			

At the time of the 1990 Census, median age of housing structures in Pittsburgh was much older than that for the City of Atlanta, Fulton County, and for the metropolitan area as a whole. Table 15 shows that housing in Pittsburgh had a median age of between 41 to 44 years. In other words, half of the houses counted in Tracts 57 and 63 were built before 1946 or 1949. Housing in the rest of the City, by contrast, was much newer, and newer still in Fulton County, and in the rest of the metropolitan Atlanta. The strong housing growth in Fulton County and metro Atlanta is reflected in the much lower median age of housing—24 years in the County, and only 15 years in metro Atlanta.

<b>Table 15</b> <b>Median Year Structure Built</b> <b>for Selected Regions 1990</b>	
	Median year
Pittsburgh	
Tract 57.00	1946
Tract 63.00	1949
Fulton County	1966
City of Atlanta	1958
Atlanta MSA	1975
Source: Bureau of the Census	

<b>Table 16</b> <b>Median Gross Rent as a Percentage of 1989</b> <b>Household Income</b> <b>for Selected Regions</b>	
Pittsburgh	%
Tract 57.00	26.9
Tract 63.00	35.1
Fulton County	27.3
City of Atlanta	28.7
Atlanta MSA	26.0
Source: Bureau of the Census	

Table 16 shows the median rent as a percentage of household income measured by the 1990 Census. This measure, along with others, can be used to assess the financial capacity of an area's households. For the broader areas including the City of Atlanta, Fulton County, and the metropolitan area, median rent accounted for between 26 and 28.7 percent of household income. Median rent in Tract 57 was very close to these figures. However, in Tract 63, median rent amounts to over 35 percent of household income. This might suggest that housing affordability is a more serious issue in Tract 63 than it is in Tract 57 and in the rest of the Atlanta area. However, even in Tract 57, the lower percentage may reflect lower housing quality (and consequently lower rents).

## **ZONING AND TAX DELINQUENCY INFORMATION**

The Pittsburgh neighborhood is made up of portions of six land lots, as defined by the Fulton County Tax Commissioner's Office: 0073, 0074, 0085, 0086, 0087, and 0088.<sup>5</sup> There are 1,746 land parcels included within Pittsburgh. Land Lot 0087 contains 1,008 parcels, amounting to 58 percent of the total land parcels in Pittsburgh. Land Lot 0086 contains another 454 (26 percent). Land Lot 0074 contains 231 land parcels (13.2 percent). The remaining 53 are located in the other three Land Lots.<sup>6</sup>

<sup>5</sup> Data was actually obtained from the Fulton County Land Bank Authority. An extract of data on land parcels in the Pittsburgh neighborhood contained the following data elements: tax PIN, parcel address, total delinquency (in dollars), owner name, owner address, property class definitions, appraised value, assessed value, and value of improvements. The data file did not contain any measure of the size of the land parcels.

<sup>6</sup> Fulton County is covered by a rectangular grid of Land Lots. Land Lot 0073 contains a small number of land parcels in the southeast tip of Pittsburgh, bounded by University Avenue on the north, and Windsor Street on the west. Land Lot 0074, also bounded by Windsor Street on the west, contains land parcels extending north to Gardner Street, and eastward toward the railroad right-of-way that bounds Pittsburgh on the east. Land Lot 0085 is bounded on the south by Glenn Street and has a western boundary slightly east of Metropolitan Avenue, and covers the northern tip of Pittsburgh. Land Lot 0086 is south of Land Lot 0085. Its northern boundary is Glenn Street. The western boundary is slightly east of Metropolitan Avenue, and it is bounded on the south by Hope and Gardner Streets. Thus, it covers much of the northern half of Pittsburgh. Land Lot 0087 is directly south of Land Lot 0086, and is completely contained within Pittsburgh. It is bounded on the west by Metropolitan Avenue, on the north by Hope and Gardner Streets, on the south by University Avenue, and on the east by Windsor Street. Land Lot 0088 is directly south of Land Lot 0087, bounded on the north by University Avenue, on the west by Metropolitan Avenue, and on the east by a line extending due south from Windsor Street.

Although predominantly a residential neighborhood, there are a variety of land uses in Pittsburgh, as shown by the different property classes in Tables 1 and 2.<sup>7</sup> The property class codes found in Pittsburgh are shown in Table 17, along with the number and percentage of parcels with these codes.

<b>Table 17 Property Class Codes in Pittsburgh</b>			
Property Class Code	Definition	Number	% of Total
C-1	Commercial Improved	114	6.5
C-3	Commercial Lot	22	1.3
E-0	Housing Authority	5	0.3
E-1	Public Property	33	1.9
E-2	Religious Property	34	1.9
E-3	Charitable Property	4	0.2
E-6	Educational Institutions	2	0.1
I-1	Industrial Improved	11	0.6
R-1	Residential Improved	1,182	67.7
R-3	Residential Lot	329	18.8
U-1	Public Utility Improved	1	0.1
U-3	Public Utility Lot	9	0.5
Total		1,746	100.0
Source: Fulton County/City of Atlanta Land Bank Authority			

Over 86 percent (1,511 parcels) of the 1,746 parcels in Pittsburgh are residential (see Tables 1 and 2). Less than eight percent (136 parcels) are commercial. Only eleven parcels are industrial properties.

Pittsburgh also contains a few parcels devoted to public housing, religious, charitable, and other public purposes (codes E-0, E-1, E-2, E-3, and E-6). Of these 78 parcels, 34 are owned by churches. The 33 parcels in public use are owned mainly by the Georgia Department of Transportation, the City of Atlanta, and Fulton County.

Ten other properties are devoted to public utility uses (either Georgia Power Company or Southern Railway Company). Nine parcels are apparently unimproved lots.

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<sup>7</sup> The data file provided by the Land Bank Authority contained “property class” definitions rather than zoning designations, as defined by Atlanta’s zoning ordinance. However, these property class definitions do indicate, in some detail, the uses to which the land is put. For instance, there are five residential property classes, two of which are shown in Table 1. The City’s zoning ordinance offers somewhat less detail: R-1 through R-4 (various densities of single-family residential), plus R-5 (two-family residential), R-G (residential general), and R-LC (residential limited commercial).

The tax data contained dollar value of tax delinquency, and Table 18 shows the number of land parcels for which there were delinquent taxes. Overall, there were 847 parcels (48.5 percent) showing delinquent taxes. Over 58 percent of these were located in Land Lot 0087. In addition, 27.6 percent of the delinquent land parcels were in Land Lot 0086.

<b>Table 18</b>			
<b>Distribution of parcels by Land Lot Number</b>			
	Total Number of Parcels	Delinquent parcels*	Percent of Total
0073	29	8	27.6
0074	231	96	41.6
0085	6	1	16.7
0086	454	234	51.5
0087	1,008	498	49.4
0088	18	10	55.6
Total	1,746	847	48.5
*Parcels with Total Delinquency greater than zero dollars			
Source: Fulton County/City of Atlanta Land Bank Authority			

## **ZONING**

The City of Atlanta regulates the development of all real property through the use of zoning districts. Zoning districts legally control things such as use, height, density, setbacks, parking, etc. The Zoning Map on the following page outlines the current districts that are in place for the neighborhood. In general, there are three types of zoning districts currently categorized for the Pittsburgh Neighborhood including Residential, Commercial, and Industrial.

The letter in a zoning category generally corresponds to the types of uses allowed. For example, R=Residential, C=Commercial, and I=Industrial. In addition, any zoning category that includes a “-C” refers to a particular condition that pertains to a specific zoning category. For example, RG3-C refer to a general residential three district with additional individual zoning conditions.

The number following each zoning category generally corresponds to building density allowed. For example, R-5 allows a higher density residential development than R-4. However as the following chart shows the current designation of R-5 requires a minimum parcel size of 7,500 square feet. Most parcels in the areas do not conform such regulation and appear to be more in tandem with a zoning designation of R-4B. R-4B for example allows for a minimum lot size of 2,800 square feet, a rather typical lot size in the Pittsburgh Community<sup>8</sup>.

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<sup>8</sup> For more information regarding the zoning regulation please refer to the appendix summary of zoning regulations or visit <http://www.fws.municode.com>

Category	Max Hgt.	Min Lot Size	Min front setback	Min rear setback	Min side setback	Min front	Max. lot cover	FAR Non. Res	FAR Res.	Res. Density
R-4B	35ft	2,800	20ft	5ft	5ft	40ft	None	N.A.	1 house /lot	15-16 houses /acre
R-5	35ft	7,500	30ft	7ft	7ft	50ft	None	N.A.	1 house /lot	5-6 houses / acre

The following table summarizes the current zoning designation for the neighborhood as a whole.

<b>Table 19 Summary of Existing Zoning</b>		
Zoning Category	Number of Properties	Total Acreage
(R-5) Single Family Residential; Min lot size 7,500 sq feet	1,580	198
(RG-3) General Residential District; Min lot size 5,000 sq feet for houses	2	1.2
(RG-3-C) General Residential District: Min Lot size 5,000 se for houses with conditions	1	10
(C-1) Community Business District: Single-family houses, duplexes, multifamily structures, eating/drinking establishments, professional and personal service, retail establishments	29	7.2
(C2C) Community Business District with conditions: single-family houses, duplexes, multi-family structures, eating/drinking establishments, professional and personal service, retail establishments, including service establishments, plumbing and tin smithing shops with special conditions	1	0
(O-1) Office institutional district: Single family houses, duplexes, multi-family structures, rooming/boarding houses, resident/ apartment hotels, offices, studios and community centers	1	17
(I-1) Light Industrial District	20	9.7
(I-2) Heavy Industrial District	31	27
Total	1,633	245.8



## **Residential Zoning & Non-Conforming Lots**

For the most part, zoning in the area is in keeping with the types of uses that exist on the ground. Most of the single-family neighborhoods are zoned R-5 which is appropriate in terms of residential uses allowed. However, many of these lots are “non-conforming” and do not meet the minimum lot sizes as mandated by zoning (7,500 square feet for R-5). Although most of these lots are “grandfathered” in for their current building, infill development of new homes will be severely hampered by setback and off-street parking limitations due to the small lot sizes. The Zoning Map on the following page highlights the residential parcels which do not meet these minimum lot-size standards. In total, there are 1430 “non conforming” parcels in the neighborhood according to current zoning standards.

<b>Table 20</b>			
<b>Non-Conforming Residential Lots</b>			
	<b># of Non-Conforming Lots</b>	<b>Total # of Lots</b>	<b>% of Total</b>
Pittsburgh	1,430	1,698	84%

## **Commercial Zoning**

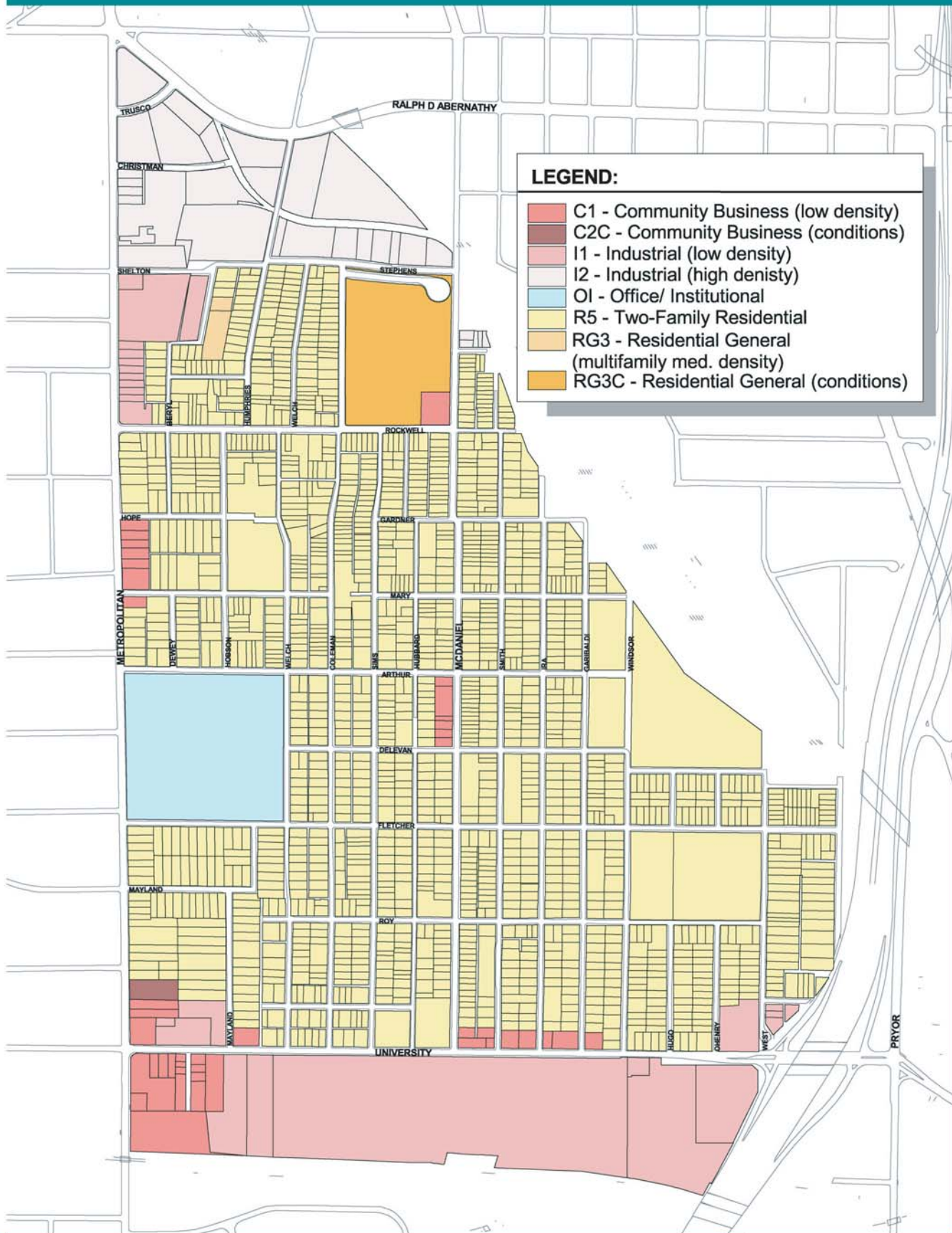
The existing commercial parcels in the neighborhood are zoned C-1 or C-2. These are primarily located in the periphery of the neighborhood on University and Metropolitan Avenue. There are some minor commercial uses found throughout the neighborhood mostly on the Northern part of McDaniel Street.

## **Industrial Zoning**

The railroad corridors are currently zoned I-2. Due to the presence of several underutilized properties and range of uses that I-2 allows, there may be a need to make zoning modifications to protect adjacent single-family areas.

# EXISTING ZONING

N



## PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

800 0 800 Feet

Printed: December 2, 2000



## **EXISTING PHYSICAL CONDITIONS**

The following existing physical conditions data was gathered by the planning team through a windshield survey by which the planning team determined characteristics of land use, building conditions and building occupancy. This data was reviewed by the Oversight Committee and presented to the community at the December 2, 2000 workshop.

### **LAND USE**

Pittsburgh has a total land area, as defined by the project boundaries, of 1,716 parcels encompassing 337 acres of net land area. As seen in the following map the neighborhood is primarily single-family residential. However many of the existing neighborhood blocks show a significant number of vacant parcels (approximately 17 percent.) These abandoned parcels affect the neighborhood feel of the area and encourage unlawful activities.

Of the total land area, 31 percent (105 acres) was shown to be single-family residential. Five percent (18 acres) was shown to be duplex homes and five percent (16 acres) was shown to be multi-family<sup>9</sup>. Single-Family homes dominate the land area of the neighborhood with some Duplex structures spread throughout the neighborhood. There are 1,129 residential parcels in the neighborhood that account for approximately 1,481 housing units.

The neighborhood has only seven acres of the total neighborhood area dedicated to commercial uses. These commercial uses are primarily located on McDaniel Street and at the periphery of the neighborhood on University and Metropolitan Avenue. The heart of the neighborhood commercial core is at the corner of McDaniel and Mary Streets. Only 0.2 acres were shown to be Mixed Use<sup>10</sup>. Industrial uses are concentrated at the Northern and Southern ends of the neighborhood. The Northern Area houses some of the major employers in the area including two local bakeries and some auto repair shops. The Southern portion is part of the City of Atlanta Enterprise Zone, thirty acres of which is currently being redeveloped by the United Parcel Service (UPS). The industrial land use was shown to occupy 22 percent (75 acres) of the neighborhood.

Pittsburgh enjoys a large amount of civic and public institutions. Institutional uses such as churches, schools and other community facilities was shown to be at 12 percent (42 acres). These are scattered throughout the neighborhood including 43 churches, 2 Atlanta Public Schools, Gideons ES and Parks Middle School and the Salvation Army Training Facility.

Parks and Open space appears to be a low number with only three percent (11 acres) of the total neighborhood area. The vast majority of this open space area is dedicated to Pittman Park located at the Southwest end of the neighborhood. Unfortunately, although the park is an amenity of the neighborhood it is not easily

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<sup>9</sup> For the purpose of this study Multi-family was defined as a unit housing three or more families.

<sup>10</sup> Mix Use was defined as having commercial and housing uses in the same building.

accessible to all neighborhood residents.

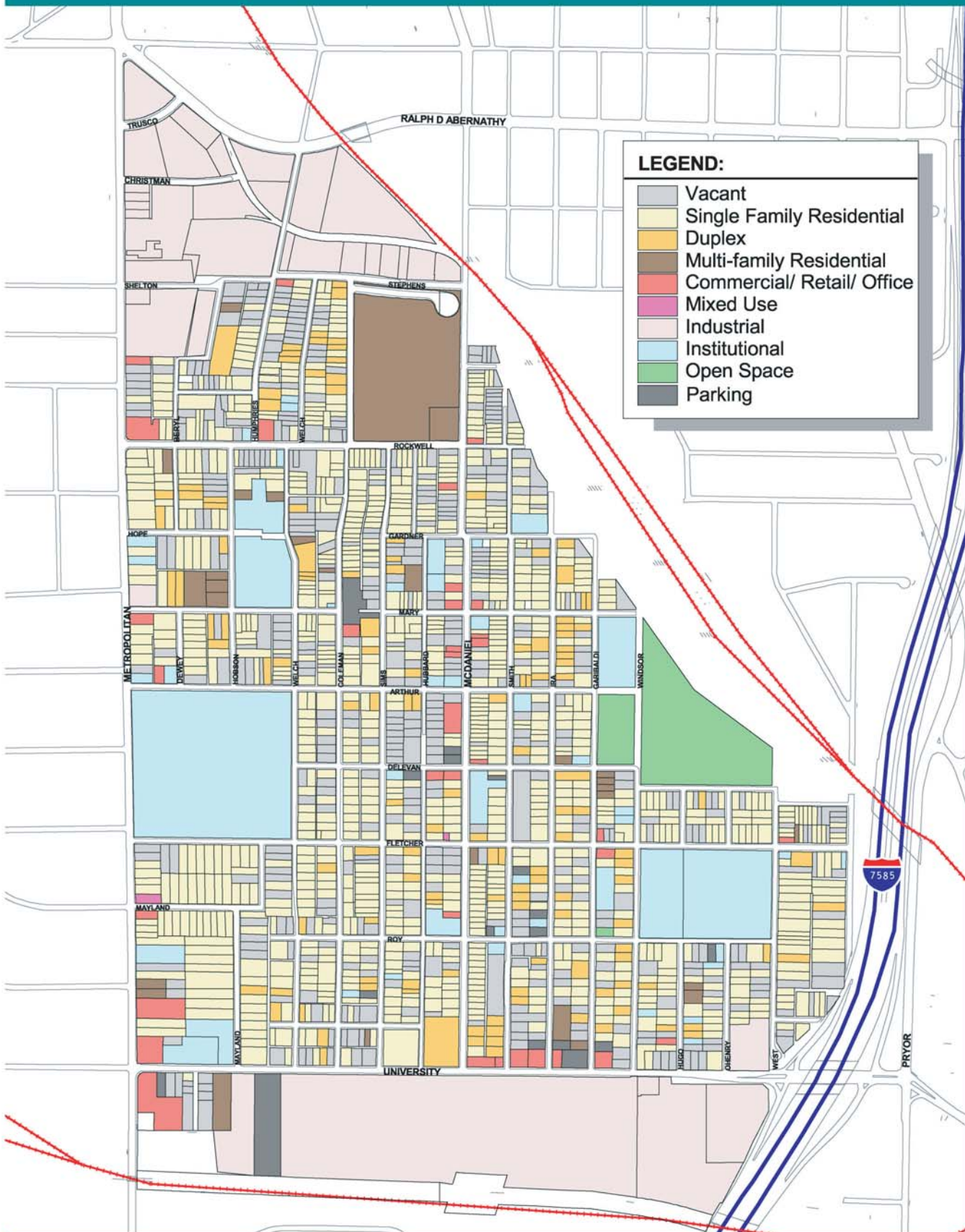
<b>Table 21</b> <b>Summary of Existing Land Use<sup>11</sup></b>			
Land Use Type	# of Parcels	Total Acreage	% by Total Acreage
Commercial	34	7	2%
Mixed-Use	2	.2	1%
Insitutional- Community Facilities / Schools	47	42	12%
Industrial	36	75	22%
Parks and Open Space	3	11	3%
Residential – Single Family	927	105	31%
Residential- Duplex	134	18	5%
Residential- Multifamily	28	16	5%
Vacant Land	487	58	17%
Parking	17	5	2%
<b>TOTAL</b>	<b>1,716</b>	<b>337</b>	<b>100%</b>

<sup>11</sup> The physical survey was performed by Urban Collage, Inc. in October of 2000. Base Maps were prepared from GIS Data obtained form the Fulton County Mapping Department.



# EXISTING LAND USE

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## PITTSBURGH COMMUNITY REDEVELOPMENT PLAN





## **BUILDING CONDITIONS**

As part of the physical survey, the consultant team assessed the current building conditions of all visible physical structures in the neighborhood. This information represents an estimate of the renovation cost for all properties based on exterior conditions. The following designations were used:

**Standard:** **Building in sound condition/requires none or minor repairs such as: painting and landscaping (\$0-\$5,000 of repair need)**

**Sub-Standard:** Building requires some level of general repair such as: minor roof repairs, façade repairs (\$5,000- \$15,000 of repair need)

**Deteriorated:** *Building requires major repairs such as: new roof, foundation, siding or windows (\$15,000-\$45,000 of repair need)*

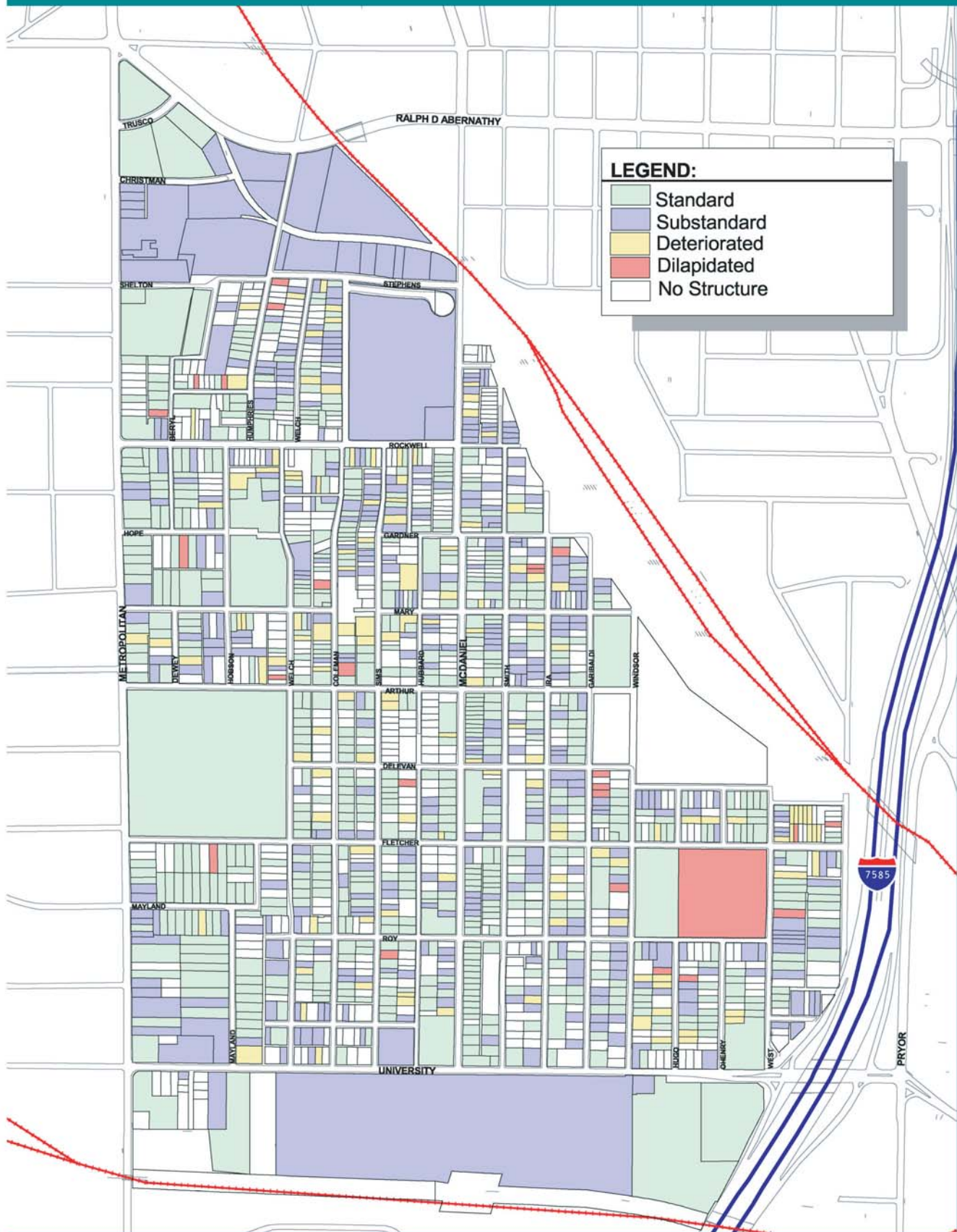
**Dilapidated:** Building represents major public safety hazard should be demolished or is boarded (\$45,000+ of repair need)

According to the survey analysis 54 percent (770 properties) of the neighborhood appears to be in standard building condition; 33 percent appear to be in substandard condition. The standard and substandard condition categories seem to be dispersed throughout the neighborhood. However, a majority of these parcels are adjacent to vacant parcels. The Eastern side of the neighborhood enjoys the large majority of the standard and substandard structures. In general, these structures showed a need for paint, new windows and minor roof repairs. Only 2 percent (48 properties) of the neighborhood appears to be in dilapidated condition. These present a public safety hazard and should be immediate targets for demolition.

The following table summarizes the findings of the physical survey:

<b>Table 22</b> <b>Summary of Existing Building Conditions</b>				
Land Use by Type	# of Properties (Number of Units)			
	Standard	Substandard	Deteriorated	Dilapidated
Commercial	19 (18)	10 (10)	5 (5)	1 (2)
Mixed-Use	0	1 (2)	1 (2)	0
Institutional-Community Facilities- Schools	41 (59)	3 (3)	2 (1)	1 (1)
Industrial	10 (8)	26 (24)	0	0
Residential Single Family	525 (513)	281 (286)	101 (100)	20 (39)
Residential- Duplex	51 (108)	67 (132)	16 (32)	0 (4)
Residential – Multi-Family	8 (64)	15 (183)	2 (13)	3 (16)
Total number of Properties	654 (770)	403 (640)	127 (153)	25 (62)
Percentage Total	54% (47%)	33% (39%)	11% (10%)	2% (4%)

# EXISTING BUILDING CONDITIONS



- LEGEND:**
- Standard
  - Substandard
  - Deteriorated
  - Dilapidated
  - No Structure

## PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association  
 Prepared by: Urban Collage, Inc.  
 Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: August, 2001



## **BUILDING OCCUPANCY**

The physical survey also assessed the apparent building occupancy of all structures in the neighborhood. The following designations were used:

### **Occupied**

Unless there is clear evidence to the contrary, this will be the normal response.

### **Partially Occupied**

This designation was applicable only to buildings designed to house two or more tenants such as duplexes and commercial structures. Structure appeared to be partially occupied.

### **Unoccupied**

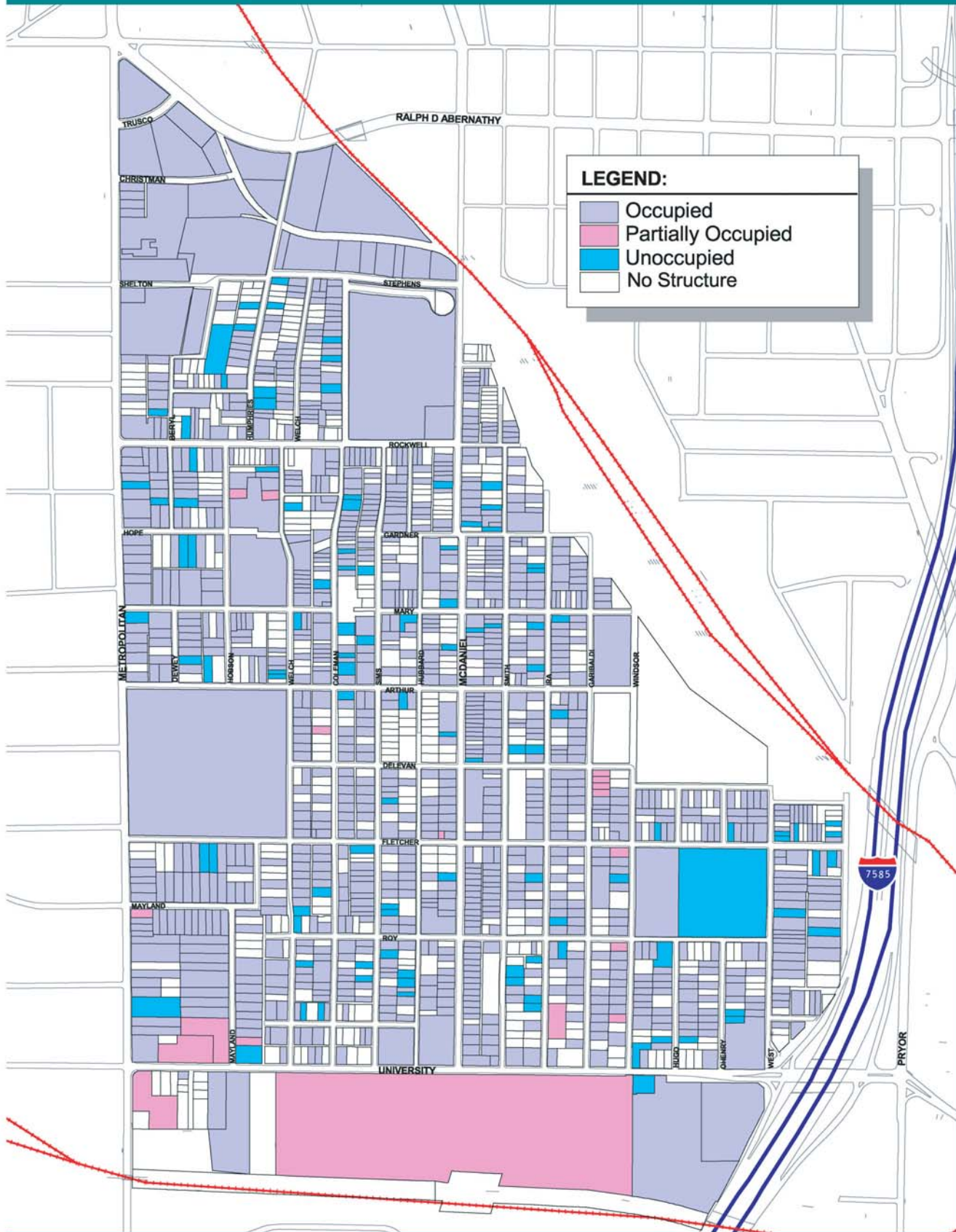
This designation is based on clear evidence of the lack of legitimate occupants. The evidence includes an obviously unoccupied for-sale or for-rent dwelling or structure, missing or broken doors or windows, clear dilapidation, being boarded up, etc.

The majority of the neighborhood structures, (approximately 90 percent), appear to be occupied. Of the major land uses of the neighborhood, commercial buildings seem to be the category with the most vacant buildings (10 out of 34 buildings). Only 78 of the total 938 single-family residential structures were found to be unoccupied. As can be inferred from the map, most of the unoccupied buildings were in standard or substandard condition and these appear to be scattered throughout the neighborhood.

<b>TABLE 23 SUMMARY OF APPARENT BUILDING CONDITIONS</b>				
Land Use by Type	# Of Properties (Number of units)			
	Unoccupied	Partially Occupied	Occupied	Total
Commercial	10 (10)	2 (2)	23 (23)	34 (35)
Mixed-Use	0	1 (2)	1 (2)	2 (4)
Institutional- Community Facilities- Schools	2 (2)	2 (2)	43 (59)	47 (63)
Industrial	0	0	34 (32)	31 (32)
Residential Single Family	78 (78)	3 (3)	846 (857)	928 (938)
Residential- Duplex	18 (36)	2 (4)	114 (237)	134 (277)
Residential – Multi-Family	0	7 (64)	21 (212)	27 (276)
Total number of Properties	108 (126)	18 (77)	1083 (1422)	1203 (1625)
Percentage Total	9% (8%)	1% (5%)	90% (87%)	100%



# EXISTING BUILDING OCCUPANCY



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## **COMMUNITY FACILITIES**

The Pittsburgh Neighborhood enjoys several community facilities that provide active and passive recreation activities for children and adults as well as educational and recreational social programs.

The main community facility is the Pittman Community Center Facility and recreational park. The community center provides a large gathering area for social and community events. It also houses a couple of smaller meeting and classroom type spaces. The center provides a competition style swimming pool that is used not only by the Pittsburgh Community but also by other neighborhoods in close proximity to Pittsburgh.

The Salvation Army College is a partner for the neighborhood providing several outreach programs in the area including child tutoring programs and adult job training. The Salvation Army also provides access to their facilities upon request for community programs and activities.

Gideon Elementary together with the Salvation Army provide several after school programs for children and adults including dance and computer classes as well as access to the school library.

The Civic League Apartments offers a green open space area for passive recreation. Although this area is in need of renovation, it offers a nice open space amenity to the Northern boundary of the neighborhood.

There are several Faith Based institutions in the neighborhood that partner with the community in offering outreach programs for the area.

## **HISTORIC RESOURCES**

Pittsburgh is one of Atlanta's oldest neighborhoods, developed circa 1800's. Because of its development time-period this community is rich with post Civil War history. Many of the current residents come from generations of life long members of the community and provide many stories of the history of the neighborhood. Although a thorough analysis of the historic resources of the areas has not been performed there is a general interest to investigate if the area is eligible for the National register of Historic Places or as a Local Historic District. For this reason the Atlanta Urban Design Commission<sup>12</sup> was invited to attend a local community meeting to inform the community on national registration status norms and procedures.

Based on this interest the following information was provided by the Atlanta Urban Design Commission:

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<sup>12</sup> The Atlanta Urban Design Commission gave a presentation on the meaning and process for historic designation at the November Community Meeting. They have offered to provide assistance in performing the necessary research needed for the evaluation criteria.

A National Register historic district is a district that is listed in the National Register of Historic Places. The National Register is our Country's official list of historic places worthy of preservation. National Register listing makes available specific preservation incentives and provides a limited degree of protection from the effects of federally funded, licensed, or permitted activities.

To be eligible for listing in the National Register, a property must meet the following criteria:

Be at least 50 years old

Its original character must be intact

Be associated with events, activities or developments that were important in the past

Be associated with important people

Be significant in areas of architectural history, landscape or engineering

Have the potential for archeological investigation

A local historic district is a district designated by local ordinance and falls under the jurisdiction of a local preservation review commission. It is generally "overlaid" on existing zoning classifications in a community; therefore, a local district commission deals only with the appearance of the district not with the uses of the properties.

According to the 1980 Georgia Historic Preservation Act, a local historic district is a "geographically definable area, urban or rural, which contains structures, sites and/ or works of art which have special historical or aesthetic interest or value, represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state or region; and cause that area to constitute a visibly perceptible section of the community.

## **OPEN SPACE**

The 290-acre Pittsburgh neighborhood currently has 11 acres or only 4% of its total land area designated as open space. Pittman Park is the primary existing recreational facility in the neighborhood. Parking for the park is extremely limited and the existing facilities are in need of major repair and upgrades. In addition, pedestrian access within the park and to the park is poor. Pedestrian links are needed in order to connect the neighborhood, schools, churches, and small businesses to the facility. In addition, of the total neighborhood acreage, 20% consists of vacant lots. These areas possibly may be converted to future "pocket" parks so that Pittman is no longer the only recreational facility within the neighborhood.

In general the community is in need of the following:

Smaller open space areas within the single-family areas for use by seniors and families. These parks may consist of open areas with benches and picnic tables for small group gatherings. There is a need to Explore open space opportunities within existing public facilities

Pittman Park currently is in desperate need of upgrades to its existing amenities. The areas other than the ball fields, courts, and aquatics can be re-worked to allow

for additional space for passive recreation- (picnicking, walking trails, gathering areas, and open lawn areas).

Upgrade existing recreation sites

The entire Pittman Park facility is in need of a major upgrade. Issues of parking, accessibility, pedestrian circulation, and safety need to be the major focus for renovation in addition to upgrades to existing amenities.

Develop open space walking tracks

Links to the various open spaces within the neighborhood is essential. Once the major links are identified, these streets and or trails need to provide a safe accessible route to the designated open spaces.

Provide pedestrian linkages throughout the neighborhood

Upgrades to streets to include new sidewalks and lighting are needed in order to provide safe, direct links especially between the schools and the parks.

Create Tot Lots

Small playgrounds to be located within the neighborhood, and in close proximity to the schools.

Interface with other institutions for recreation opportunities

Explore possibilities with the Salvation Army Campus, Parks Middle School, and Gideons Elementary School to provide additional uses for active and passive recreation.

Explore state initiatives for Green Space programs

Use the train track right of way for open space and potential parking

Explore open space opportunities on vacant land

Currently 20% of the total land area of Pittsburgh is vacant. There is a need to explore the ownership of these properties as a possibility to locate "pocket parks", Tot Lots, or additional recreation possibilities.

## **INFRASTRUCTURE**

The City of Atlanta is currently planning significant upgrades to its sanitary and storm water collection systems. The current system collects storm water and sewage in a single pipe for conveyance to a wastewater treatment facility called a Combined Sewer Overflow control facility (CSO). There are six CSO facilities in the City of Atlanta; the Pittsburgh community is served by the McDaniel facility. As a result of a court-ordered Consent Decree the city is investigating solutions to correct the problems caused by these facilities, primarily discharges of partially treated sewage into receiving streams.

Correcting this problem will have both short and long-range impacts on development within the city. In the short term before a permit is granted for a new building or buildings that will add flow to Atlanta's sewer system, the city will determine if adequate capacity exists. Any building permit lacking such determination will not be considered a valid permit. According to the city, the Capacity Certification Program should not affect most developments that include single-family dwellings.

The city is currently evaluating four alternatives for a permanent solution; the alternative selected will dictate the impact to the community. The four alternatives under consideration are; a) full sewer separation with storm water ponds, (b) partial separation, (c) on-site storage and treatment facilities and (d) consolidated storage, relocation and treatment. All options will include improvements to the sewer infrastructure to provide additional sewer capacity to reduce flooding and the rehabilitation of sewers needing repairs. The estimated capital cost for the various alternatives range from \$560 million to \$1.4 billion.

The City plans to submit an action plan to the U.S. Environmental Protection Agency and Georgia Environmental Protection Division by April 1, 2001. The goal is to present all recommendations to the City Council by January 2001. Recommended improvements to the CSO control facilities are to be completed by July 2007, unless EPA or EPD agree that alternatives selected justify a longer construction schedule. The exact impact on the Pittsburgh community will not be known until CSO remedial option is selected. The impact may vary from slight impact to significant impact due to noise, street closures or traffic rerouting. On the other hand, various solutions may ultimately correct current problems with street flooding due to sewer overflows.

## **TRANSPORTATION ISSUES**

The Pittsburgh Neighborhood is bounded to the South and West by major four-lane roads University and Metropolitan Avenue respectively these provide the main entry ways into the area. The major internal neighborhood street is considered to be McDaniel Street which runs North South through the center of the community. The neighborhood is bounded to the East by the CSX Rail line and the interstate highway; although there several East West streets throughout the area there are no connections to the neighborhood to the east, Mechanicsville.

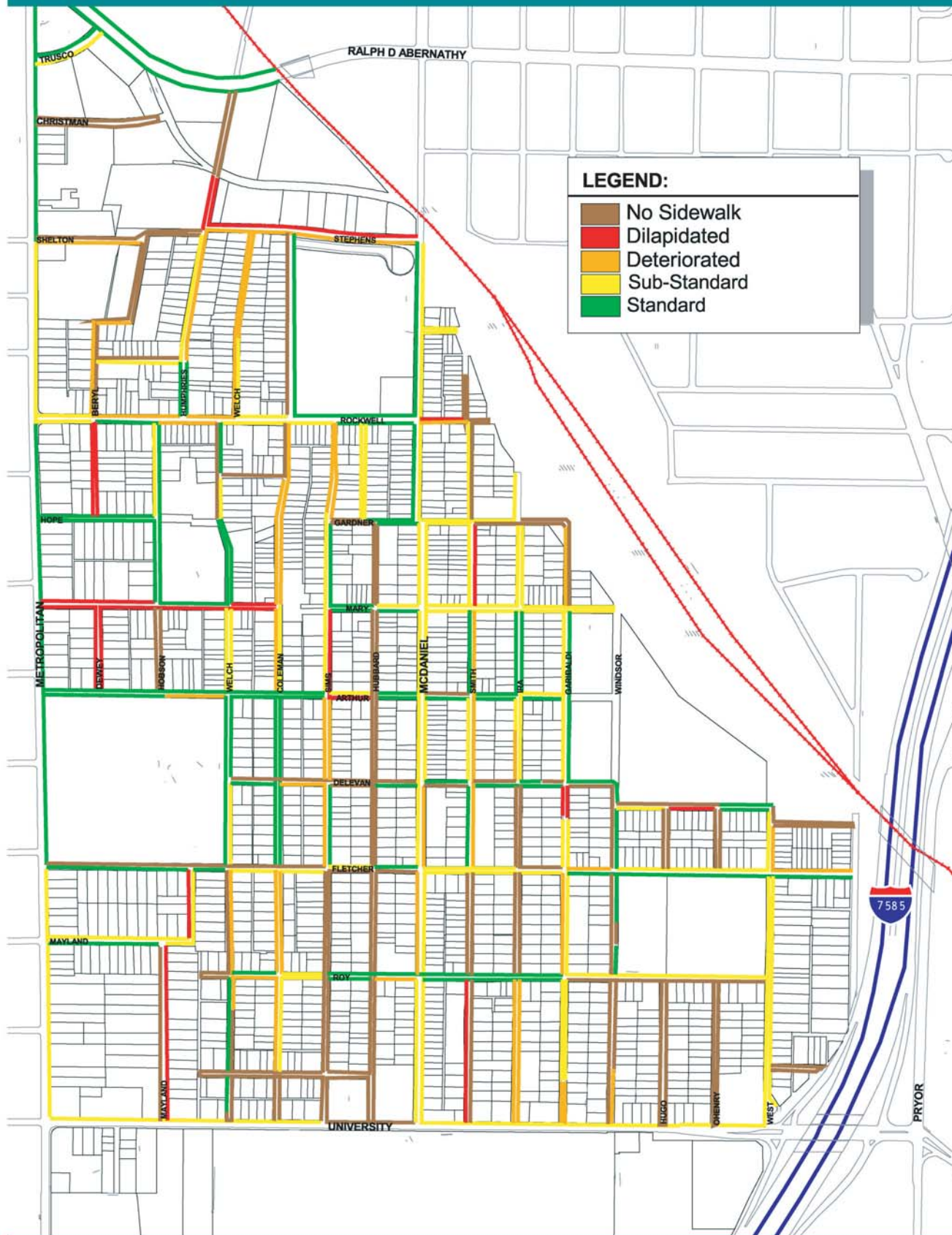
The neighborhood was originally developed as a traditional grid street pattern neighborhood. Most of the original street grid remains today in good condition, however there is a lack of clear pedestrian connections to major neighborhood destinations. Pedestrian access to neighborhood destinations such as the schools, Pittman Park, Salvation Army and others is impaired by the lack of a good sidewalk network. In general, there is a lack of street lighting and landscaping as well as crosswalks and bus shelters.

The above-mentioned assessment was made as part of the physical survey performed by the consultant team in attempt to categorize visible conditions of the street network in the neighborhood. The following designations were used:

<b>Standard</b> Street requires none or minor repairs Some landscaping/ general maintenance (\$0-\$10,000 of repair need)	<b>Green</b>
<b>Sub-Standard</b> Street requires some level of general repair Partial re-pavement needed/ curbs need repair ADA non-compliance (\$11,000- \$30,000 of repair need)	<b>Yellow</b>
<b>Deteriorated</b> Street requires major repairs such as: New Street Lights, major pavement repair Drainage issues (\$31,000-\$50,000 of repair need)	<b>Orange</b>
<b>Dilapidated</b> Street lacks pedestrian sidewalk/ sidewalk deemed unusable new construction needed (\$51,000+ of repair need)	<b>Red</b>
<b>No Sidewalk</b> Street has no visible sidewalk	<b>Brown</b>

# EXISTING SIDEWALK CONDITIONS

N



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## SECTION 1.3 REDEVELOPMENT FRAMEWORK

Perhaps the most powerful means available to any local municipality in effecting change in older urban areas is the use of official “Urban Redevelopment Powers.” Before this aggressive tool is brought to bear in any area, it is critically important to objectively assess physical and demographic conditions to determine the level of “blight and distress” present.

### ENABLING LEGISLATION

The State of Georgia enables the use of specific tools of redevelopment through the “Redevelopment Powers Law” (OCGA 36-44). This law allows the City of Atlanta to undertake specific actions to improve the “pubic health, safety, morals, and welfare” of a specifically designated and qualifying area. In order to enact these powers, the City Council must officially declare an area as qualified based on several indicators of “slum and blight.”

### SUMMARY OF SLUM AND BLIGHT

According to State Law, there are numerous indicators of “slum” and “blight.” Some are parcel specific and some apply generally to an entire area. Based on the analysis of existing conditions the following are objective summaries of several key indicators of blight as they pertain to the Pittsburgh Neighborhood and as defined by State Law.

#### **Indicator: Vacant Land**

Any area shall be considered qualified for redevelopment powers: “...which is substantially underutilized by containing open lots or parcels of land...” (O.C.G.A. 36-44-3). As shown in table 21 the Pittsburgh Community contains 477 vacant parcels accounting for over 20% of the total acreage in the area.

#### **Indicator: Structural Deficiencies**

Any area shall be considered qualified for redevelopment powers: “...which [has] a predominance of substandard, slum, deteriorated, or deteriorating structures...” (O.C.G.A. 36-44-3). As shown in table 22 of this report, the Pittsburgh community contains 567 parcels in less than Standard Condition accounting for over 33% of the total parcels in the area.

#### **Indicator: Lot Sizes & Layouts**

Any area shall be considered qualified for redevelopment powers: “...[having] a faulty lot layout in relation to size...” (O.C.G.A.36-44-3). As shown in table 20 the Pittsburgh Community contains 1,430 parcels with illegal lot sizes as compared to existing zoning. These account for over 84% of the total parcels in the area.

***Using the above indicators, 93% of the parcels in the Pittsburgh neighborhood suffer from at least one and in many cases more than one indicator of “blight”.***

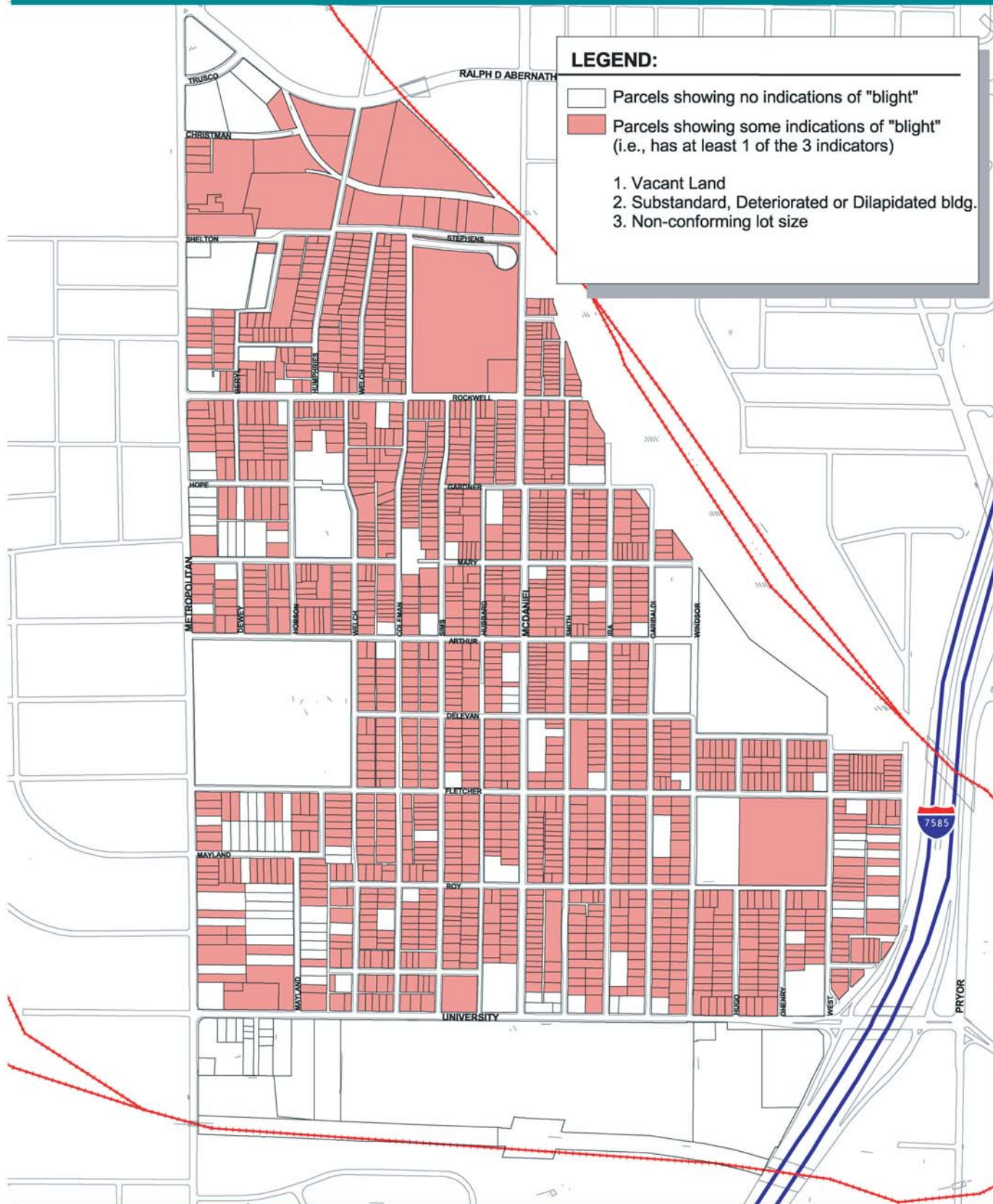
### **General Indicators of “Blight”**

In addition to the parcel specific indicators outlined above, the Pittsburgh Community as a whole suffers from several other general indicators of “blight” including the following:

- As demonstrated in the population section of this report, the area has been steadily losing population.
- The presence of the railroad and its related industrial uses poses a noise and environmental pollution hazard for the neighborhood
- The presence of the railroad and its related industrial uses has resulted in faulty or inadequate street layouts and accessibility problems.

# "BLIGHTED" PARCELS

N



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## **PROPOSED AREAS FOR FURTHER STUDY**

A public workshop was held on December 2, 2000 at the Pittman Park Community Center. The purpose of this meeting was to provide a public forum for the community stakeholders and interested parties to comment on the needs of the community. The planning team presented the existing physical and socio-economic conditions of the neighborhood that were gathered in the first phase this project. The workshop yielded six working groups, each of which generated a map of their vision of the future of Pittsburgh. Each group debated issues of future land use, transportation and sidewalk improvements, open space, housing, social services and public safety. At the end of the work session each group had an opportunity to present their map and vision to the group at large. The following is a summary of the consensus findings on future development projects generated during the workshop. The letters refer to the development areas shown in the following map. Each of these consensus projects have been further refined and described later in this report (Part 2.0).

### **Institutional**

#### **A. Ariel Bowen Memorial United Methodist Church:**

This community anchor is looking at opportunities for church expansion within its existing block along Arthur Street. Partnerships for additional development in the church block may be studied, including housing rehabilitation/construction.

#### **B. The Salvation Army:**

The Salvation Army should partner with the neighborhood in developing additional community facilities that are accessible to the neighborhood residents. The Salvation Army may also be a partner in tackling housing rehabilitation and new infill construction in the blocks to the north and east of their existing facility.

#### **C. Parks MS:**

Parks Middle School is in need of additional parking areas and athletic facilities. There should be a partnership between the Atlanta Public Schools and any proposed development of the Crogman ES property to provide for an expansion of the Parks MS facility.

### **Mixed Use**

#### **D. Crogman ES:**

The groups were somewhat divided on what should occur with the Crogman Facility some suggestions included:

- Seniors Facility
- High End Loft Development
- Affordable Housing
- Demolish Facility and give land to Parks Middle School
- Demolish Building and develop single-family residences

The general consensus agreed that additional land should be provided for parking/athletics/expansion of Parks MS. Strategies for development of the remainder of the Crogman block will be further studied as to the opportunities for new development, particularly housing.

**E. Civic League Apartments:**

The Civic League Apartments are in need of renovations and improvements. In conjunction with property across McDaniel Street, a mixed use project of housing and small scale retail could be developed as an attractive entry into the neighborhood.

**F. University Avenue Mixed Use:**

The southern side of University Avenue is acknowledged as an opportunity for additional employment opportunities with the redevelopment of the underutilized industrial properties. The northern side of the street poses, with its undulating topography, poses challenges to large scale development. However, small-scale office, retail, institutional and housing can be pursued along the corridor. Metropolitan Avenue Corridor also poses an opportunity for mixed use particularly small scale office space.

**G. Northern Industrial:**

The northern periphery of the neighborhood presents unique structures compatible with development of mixed-use housing/industrial/office development serving as a buffer to the single family core of the neighborhood.

**Commercial**

**H. McDaniel Street:**

There is a need for a neighborhood commercial core and this should occur at the intersection of McDaniel and Arthur Streets. The core should include, at a minimum, a bank and medical offices along with neighborhood retail. Off- street parking must be provided for these commercial uses.

**I. Metropolitan Boulevard at University Avenue:**

This intersection can be the site of additional commercial/institutional development at this highly accessible location.

**Parks and Open Space**

**Neighborhood Parks:**

Opportunities may exist in association with new housing development to provide new small scale open spaces.

**J. Pittman Park:**

- The park should be renovated including additional tennis courts, safety lighting and passive reaction amenities.
- The park should be made more accessible for community residents. Currently the park is not ADA (American with Disabilities Act) accessible.
- There is an immediate need for parking particularly during citywide swim meets.

**K. Gideons Park:**

The area between the Salvation Army and Gideons ES may provide an opportunity to develop a neighborhood park joining the two major institutions and creating an attractive location for new housing.

**L. Railroad Buffer:**

A green buffer is needed between Pittman Park and the Rail lines. Currently this area is not maintained properly and may pose a potential safety hazard for community residents primarily children.

**Housing**

**Multi Family:**

Multi family development should primarily be limited to the neighborhood's periphery, particularly the northwest part of the neighborhood. Some town homes may be developed compatible with the neighborhood.

**M. Civic League Apartments:**

Redevelopment of the Civic League Apartments would provide an attractive modern multi-family development inclusive of apartments, condominiums and town homes.

**N. North Area Multi Family**

New multi-family development serving as a buffer between the Northern industrial area and the single-family area to the south these parcels could be developed as an owner or rental project.

**O. Single Family:**

- The largest component of the plan will be strategies to protect existing residents and provide affordable single-family residences throughout the neighborhood.
- New infill construction should be accompanied by targeted rehabilitation on a block-by-block approach.
- The area east of Garibaldi Street and South of Pittman Park should be preserved as a single-family area. Larger-scale single family development could be appropriate in this area with good interstate access and open space amenities.

**Streetscapes**

**P-U. Streetscapes:**

- Small community gateways should be developed along Metropolitan, McDaniel and University.
- Major streetscape improvements should be focused on the following streets: Arthur, Fletcher, Garibaldi, McDaniel, Rockwell, Welch. These should include pedestrian lighting, street trees, crosswalks and street signage.

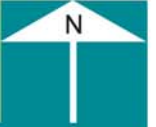
**Gateways**

There was an interest to physically define the community with entry gateways. Five locations were outlined as possible gateway projects at the following intersections:

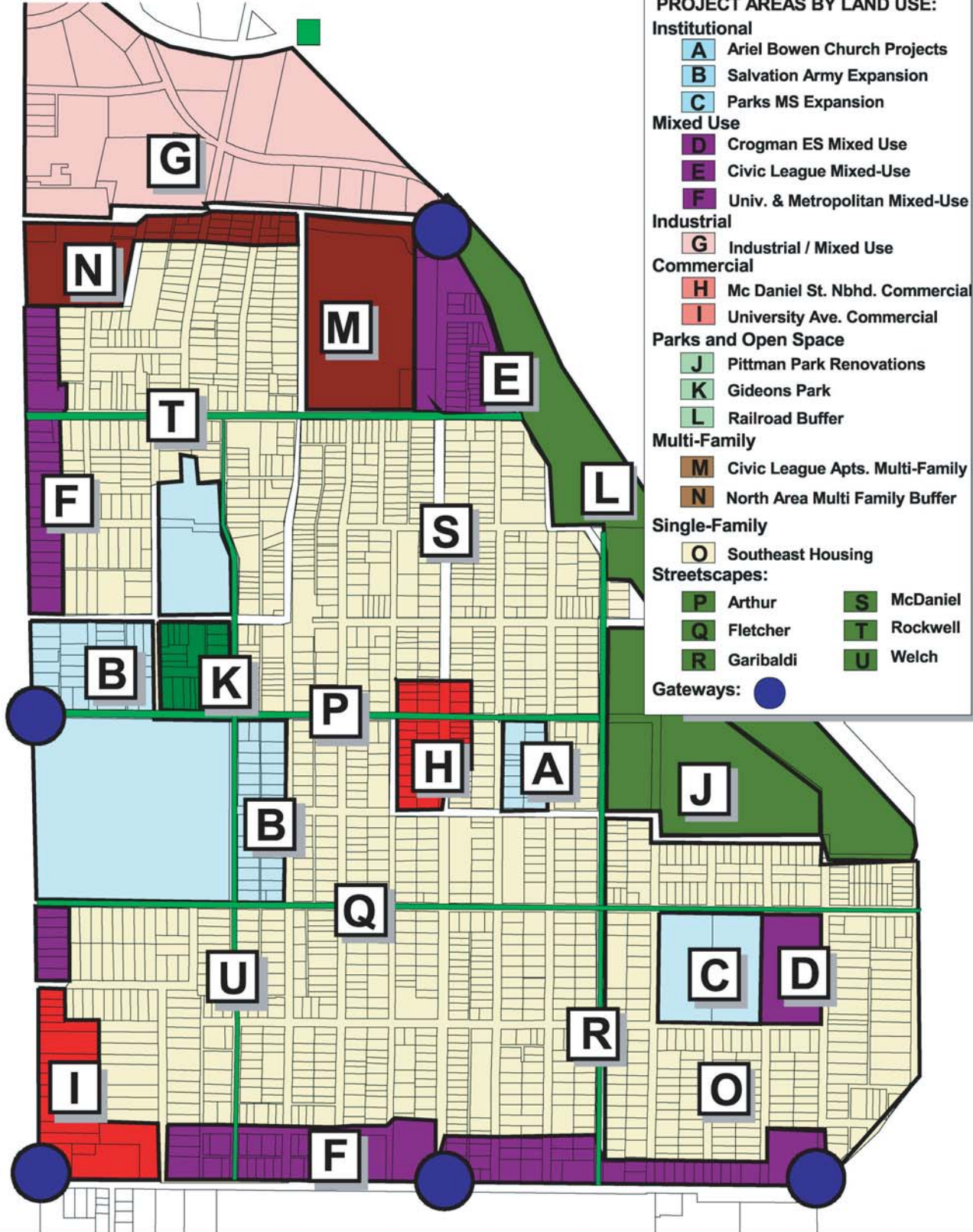
- McDaniel at the Railway Crossing
- Arthur and Metropolitan
- University and Metropolitan
- McDaniel and University
- University and the Interstate



# DEVELOPMENT PROJECTS

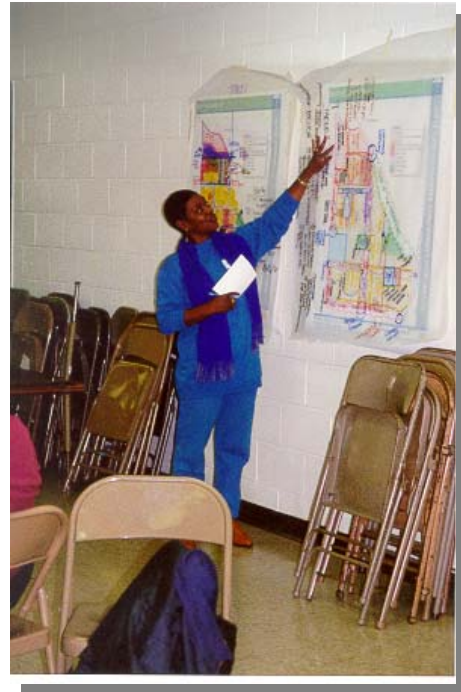


## PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



## **COMMUNITY WORKSHOP**

### **Team Presentations**



*Pittsburgh Community Improvement Association*

*Prepared by:*

*Urban Collage Inc., Huntley & Associates, Altamira Design and Common Sense, CHIP and Assoc.*

## **SECTION 1.4 GOALS AND OBJECTIVES**

The Oversight Committee together with the planning team developed specific goals and objectives for the Pittsburgh Redevelopment Plan. These goals and objectives were based on the local knowledge of the oversight committee and the existing conditions analysis performed by the planning team. Goals and Objectives were developed for the following planning elements:

- Traffic and Transportation
- Social and Human Services
- Public Safety
- Housing
- Economic Development
- Organizational Development/ Capacity
- Historic Resources
- Community Services and Facilities
- Land Use
- Parks and Open Space

### **TRAFFIC AND TRANSPORTATION**

The Pittsburgh community's redevelopment should increase the efficiency of existing streets and arterials, through better traffic management techniques and higher levels of maintenance. It should also provide for transportation choices such as bikes, walking, and public transit, and improved connections between the community, the rest of the City, and the region.

**Goal:** Improve the public streets, right-of ways and access to public transportation to create a more pedestrian friendly community and allowing an easier flow of traffic;

**Objectives:**

1. Develop an overall plan to promote a pedestrian friendly community and alternatives to automobile travel;
2. Create safe pedestrian crossings at intersections;
3. Install speed breakers to enhance safety by controlling speed in the community;
4. Incorporate adequate and visible signs and signals to alert pedestrians and drivers of travel requirements;
5. Offer better quality of streets by improving street surfaces, width, curb, and sidewalks;
6. Improve access to mass transit;
7. Encourage development that minimizes on-street parking;

## **SOCIAL AND HUMAN SERVICES**

Existing community facilities can be enhanced and partnerships developed to expand social and human service opportunities for Pittsburgh residents.

**Goal:** To provide a network of social services and cultural activities that are responsive to the needs of community residents;

### **Objectives:**

1. Expand, promote and develop youth development programs and services;
2. Promote and develop senior citizen programs and services;
3. Identify and develop new partnerships and sites for social services in the community;
4. Expand health services and the capacity of community-serving organizations and educational programs by strengthening community and faith-based relationships, and establishing partnerships with existing agencies;

## **PUBLIC SAFETY**

Pittsburgh residents understand public safety includes law enforcement, and also crime and accident prevention. Safety is enhanced through proper lighting, design, and maintenance of public spaces. Crime prevention begins with citizens who feel a connection to each other and their community, and are properly educated about prevention measures.

**Goal:** Make our community safe and livable through education, crime prevention, and improved services;

### **Objectives:**

1. Educate and build partnerships between the police and the community on anti-crime measures, so as to significantly reduce drug trafficking, prostitution, and other types of criminal activity;
2. Increase law enforcement's presence and activity in high crime areas, and its connection to the community;
3. Require owners to clean and maintain vacant buildings and lots;
4. Factor safety into the design of new developments and the redesign of existing developments;
5. Encourage improved fire protection and emergency services. Upgrade and maintain the community's infrastructure, street lighting, and sidewalks;
6. Identify opportunities for drug treatment.

## **HOUSING**

Pittsburgh lost people and housing units over the last decade, and dilapidated housing and overgrown vacant lots are clear evidence of the need for renewal. Redevelopment efforts can exploit readily available land, a significant stock of standard single-family housing, and high owner occupancy to create new housing opportunity and choice.

**Goal:** Increase and facilitate Homeownership



**Objectives:**

1. Promote mixed housing types, and mixed income development;
2. Promote mortgage lending in the area and home-buyer education;
3. Provide increased opportunities for homeownership by new construction and renovation of vacant properties;
4. Develop design standards and zoning requirements that would facilitate infill development within existing neighborhoods;
5. Preserve, enhance and improve existing housing stock.

**ECONOMIC DEVELOPMENT**

Pittsburgh's location advantages and potential labor force should be part of strategies to reduce the area's high incidence of poverty and unemployment. Population growth spurred by redevelopment can help revive commercial and business activity in the community.

**Goal:** To increase the number of viable commercial and retail businesses through new construction and renovation, providing community oriented services, to improve the commercial competitiveness of the area and provide new job opportunities for area residents, and Metro Atlanta residents in general.

**Objectives:**

1. Provide incentives and new or renovated commercial and retail spaces that encourage diverse business/entrepreneurship opportunities in the area, while respecting the traditional neighborhood fabric;
2. Promote job training and placement programs and other incentives to encourage hiring of community residents;
3. Promote convenient access to businesses and professionals that provided needed goods and services to community residents, such as physicians, lawyers, pharmacies, and retail grocery outlets.

**HISTORIC RESOURCES**

Pittsburgh's history and cultural heritage going back to the 19<sup>th</sup> century have determined present conditions and will influence future development. Fulfillment of residents' desires to recreate the prosperity, stability, friendliness, and pride of Pittsburgh's past can be helped by documentation of events and historic resources, and a careful preservation strategy.

**Goal** Continue and expand a program of historic documentation in the Pittsburgh neighborhood.

**Objectives:**

1. Implement a Census of buildings in the Pittsburgh neighborhood to determine the historic significance of the built environment;
2. Establish a history project; to include the oral, visual, and physical history of the Pittsburgh neighborhood;
3. Develop a partnership with the Atlanta University Center and the appropriate historic preservation offices to identify opportunities for community development and tourism initiatives based on historic resources in the Pittsburgh neighborhood;



## **COMMUNITY FACILITIES**

Pittsburgh has been comparatively well served with schools, although because of the community's population losses over past decades, several are closed and in disrepair. Other types of services and facilities need upgrading.

**Goal:** Make Pittsburgh's public schools and other publicly provided facilities adequate and responsive to community needs;

### **Objectives:**

1. Support excellence, efficiency, and high student achievement within Pittsburgh's public schools;
2. Encourage expanded community enrichment programming, through better coordination and cooperation with and among neighborhood social, cultural, and community improvement groups;
3. Support construction of a new community center to house expanded services, recreation programs, and community-oriented activities;
4. Encourage demolition, and adaptive reuse of obsolete facilities to support community housing and redevelopment objectives;
5. Support regular communication between the community and local public works agencies and utilities on their programs and projects affecting Pittsburgh;
6. Help assure free and convenient access to ideas and information by encouraging expanded use of existing school libraries and technology centers by the broader community;

## **LAND USE**

Creating a "city-within-a-city" suited for both living and working will require design standards, zoning, and public review processes that are modern, efficient and supportive of redevelopment and preservation.

**Goal:** Develop a comprehensive mixed land use plan to improve the physical and visual appearance of the Pittsburgh community, which will enhance the quality of life.

### **Objectives:**

1. Support enforcement of regulations limiting signs, billboards, and other outdoor advertising that contributes to visual clutter;
2. Promote cleanup, redevelopment, and maintenance of public streets, sidewalks, and utility easements;
3. Create clear gateways into the community; Encourage public policies that facilitate land assembly and financing for new housing and other redevelopment;
4. Support zoning and development regulations that provide for a variety of housing options, giving highest priority to single family detached housing;
5. Use urban design standards to promote architectural consistency, pedestrian access and mobility, and landscaped and planted buffers between residential and non-residential land uses;
6. Encourage redevelopment of vacant or under-utilized properties to introduce office, commercial, and mixed land uses that are compatible with housing;

7. Develop a strategy and community education process to facilitate redevelopment of vacant, abandoned, or tax delinquent properties.

## **OPEN SPACE**

The Pittman community would like to beautify its neighborhood one way of achieving this interest is by developing small pocket parks as well as protecting and maintaining the community's current resources.

**Goal:** To create accessible open space throughout the Pittsburgh neighborhood.

### **Objectives:**

1. Create Pocket Parks;
2. Explore open space opportunities within existing public facilities;
3. Upgrade existing recreation sites;
4. Develop open space walking tracks;
5. Provide pedestrian linkages throughout the neighborhood;
6. Create Tot Lots;
7. Interface with other institutions for recreation opportunities;
8. Explore state initiatives for Green Space programs;
9. Use the train track right of way for open space and potential parking;
10. Explore open space opportunities on vacant land